

Attachment ‘A’ – Sections 1 & 2: General Administration and General Definitions

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.  
Text proposed to be added is identified with an underline.  
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	SECTION 1: General Administration, <b>1.5 Compliance with other Regulation</b>	N/A	1.5.2 <u>In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.</u>	To clarify that in some instances provincial and federal agencies may have regulations that apply in addition to municipal regulations (ex: Agricultural Land Commission Act).
2.	SECTION 1: General Administration, <b>1.12 Rounding Numbers</b>	N/A	1.12.4 <u>Where a calculation for residential density based on units per hectare results in a number with a fraction or a decimal place, the value must be rounded down to the nearest whole number.</u>	To provide clarity on rounding of dwelling units as they relate to density calculations.
3.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>HOUSING USE</b>	<b>Large Scale Multi-Unit Housing</b> means a <del>Building</del> that contains any number of <b>Dwelling Units</b> with a common entrance(s) or a combination of individual and common entrances.  Typical examples include: <b>Apartment Housing</b> and <b>Stacked Townhouses</b> .	<b>Large Scale Multi-Unit Housing</b> means <u>housing development that contains any number of <b>Dwelling Units</b> or <b>Sleeping Units</b> with a common entrance(s) and shared hallway(s), or a combination of individual and common entrances and shared hallways such as mid-rise or high-rise <b>Apartment Housing, Single Stair Egress Apartments</b>, or a combination of <b>Apartment Housing</b> and <b>Townhouses</b>.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
4.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>HOUSING USE</b>	<b>Medium Scale Multi-Unit Housing</b> means housing development <del>consisting of five or more <b>Dwelling Units</b> or <b>Sleeping Units</b>.</del>  Each <b>Dwelling Unit</b> will have an individual entrance, not necessarily at <b>Grade</b> .  This includes: <b>Townhouses</b> which may include <b>Secondary Suites</b> and <b>Stacked Townhouses</b> .	<b>Medium Scale Multi-Unit Housing</b> means housing development <u>that contains any number of <b>Dwelling Units</b> or <b>Sleeping Units</b> with individual entrances, not necessarily at <b>Grade</b>, or a combination of individual and common entrances such as <b>Townhouses, Stacked Townhouses</b>, low-rise <b>Single Stair Egress Apartment</b>, and low-rise <b>Apartment Housing</b>.</u>	To provide greater clarity and distinction between Medium Scale Multi-Unit Housing, and Large Scale Multi-Unit Housing.
5.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>HOUSING USE</b>	<b>Mixed Use Housing</b> means a <b>Building</b> that contains one or more <b>Dwelling Units</b> combined with at least one <b>Use</b> other than a housing <del><b>Use</b> or <b>Home Based Business</b>.</del>	<b>Mixed-Use Housing</b> means a <b>Building</b> that contains one or more <b>Dwelling Units</b> or <b>Sleeping Units</b> combined with at least one <u>principal commercial, community, or basic services <b>Use</b>.</u>	To provide clarity that the commercial, community, or basic services use in Mixed-Use Housing must be a principal use.

6.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>HOUSING USE</b>	<b>Small Scale Multi-Unit Housing</b> means housing development consisting of <del>three or more Dwelling Units or Sleeping Units.</del> Each <del>Dwelling Unit</del> must be <del>Ground Oriented</del> and have an individual entrance at <del>Grade.</del> This includes: <del>Townhouses</del> which may include <del>Secondary Suites.</del>	<b>Small Scale Multi-Unit Housing</b> means housing development consisting of <u>Ground Oriented Dwelling Units</u> or <u>Sleeping Units</u> with individual entrances at <u>Grade</u> such as <u>Detached Housing</u> , <u>Semi-Detached Housing</u> , <u>Duplex Housing</u> , triplexes, fourplexes, <u>Row Housing</u> , and <u>Townhouses</u> . <u>Dwelling Units</u> may include <u>Secondary Suites</u> and/or <u>Accessory Dwelling Units</u> .	To combine the definitions of Small Scale Housing and Small Scale Multi-Unit Housing to respond to concerns from users of the bylaw regarding lack of clarity.
7.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>HOUSING USE</b>	<del><b>Small Scale Housing</b> means housing development consisting of up to two Dwelling Units or Sleeping Units. Dwelling Units may include Secondary Suites and/or Accessory Dwelling Units.</del> <del>This includes: Duplex Housing, Semi-detached Housing, and Detached Housing, or any combination thereof.</del>	<b>Rural Housing</b> means housing development in an Agricultural or Rural zone.	To provide a Housing Use definition specific for Agricultural and Rural Zones that defers to the density and housing form of those zones.
8.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>COMMERCIAL USE</b>	<b>Animal Services</b> means boarding, breeding, buying, selling or training of <del>domesticated</del> animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	<b>Animal Services</b> means boarding, breeding, buying, selling or training of animals. Typical examples include: animal shelters, kennels, and stables or a riding academy.	To provide clarity that Animal Services includes larger sized animals such as horses, or more intensive animal uses.
9.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>COMMERCIAL USE</b>	<b>Food and Beverage Service</b> means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This <u>Use</u> does not include <u>Grocery Stores</u> . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	<b>Food and Beverage Service</b> means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This <u>Use</u> does not include <u>Grocery Stores</u> or <u>Drive-through Services relating to food</u> . Typical examples include: cafes, coffee shops, juice bars, and restaurants.	To clarify that Drive-through Services are not an included use in association with Food and Beverage Service.
10.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>COMMERCIAL USE</b>	<b>Indoor Sales and Service</b> means the provision of goods or services within a <u>Building</u> such as the retail sales of goods, repair services, personal services, or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	<b>Indoor Sales and Service</b> means the provision of goods or services within a <u>Building</u> such as the retail sales of goods, repair services, personal services, <u>training facilities for household pets</u> , or commercial instruction. Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.	To permit training of household pets under the definition of Indoor Sales and Service for the purposes of business licensing.
11.	SECTION 2: Interpretation, 2.3 General Definitions, Use Definitions, <b>COMMERCIAL USE</b>	<b>Liquor Store</b> means premises used for the retail sale of packaged liquor for consumption off the premises.	<b>Liquor Store</b> means premises used for the retail sale of packaged liquor for consumption off the premises. <u>This Use does not include Drive-through Services relating to food or liquor.</u>	To clarify that Drive-through Services are not an included use in association with a Liquor Store.

12.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Apartment Housing</b> means a multi-unit housing <del>Use</del> of at least three attached <b>Dwelling Units</b> <del>which does not conform to the definition of any other housing Use class.</del> The <b>Dwelling Units</b> within <b>Apartment Housing</b> may include any configuration of number of bedrooms.  The <b>Apartment Housing Use</b> includes any <b>Building</b> configured for <b>Supportive Housing</b> .	<b>Apartment Housing</b> means multi-unit housing <u>consisting of at least three attached <b>Dwelling Units</b> with a common entrance(s), a shared hallway(s), and may include <b>Ground Oriented Dwelling Units</b> with individual entrances at <b>Grade</b>.</u> This also includes <u><b>Single Stair Egress Apartment Buildings</b> as defined in the BC Building Code.</u> The <b>Dwelling Units</b> within <b>Apartment Housing</b> may include any configuration of number of bedrooms.  The <b>Apartment Housing Use</b> includes any <b>Building</b> configured for <b>Supportive Housing</b> .	To refine the definition of Apartment Housing to provide clarity to applicants.
13.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Detached Housing</b> means a <b>Building</b> that contains one <b>Principal Dwelling Unit</b> with direct access to ground level.	<b>Detached Housing</b> means a <b>Building</b> that contains one <b>Principal Dwelling Unit</b> with direct access to ground level <u>and may or may not include a <b>Secondary Suite</b>.</u>	To provide clarity that a Secondary Suite may be included in Detached Housing to support livability.
14.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Driveway</b> means an area that provides <b>Vehicle</b> access to the <b>Garage</b> or <b>Parking Area</b> of a <b>Small Scale Housing</b> development from a <b>Street</b> , <b>Laneway</b> , <b>Alley</b> , or private roadway. A <b>Driveway</b> may be used for <b>Vehicle</b> parking spaces and does not include a <b>Pathway</b> .	<b>Driveway</b> means an area that provides <b>Vehicle</b> access to the <b>Garage</b> or <b>Parking Area</b> of a <u><b>Rural Housing</b> or <b>Small Scale Multi-Unit Housing</b></u> development from a <b>Street</b> , <b>Laneway</b> , <b>Alley</b> , or private roadway. A <b>Driveway</b> may be used for <b>Vehicle</b> parking spaces and does not include a <b>Pathway</b> .	To align the definition of Driveway with the revised definitions of Housing Uses.
15.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	N/A	<b>End-of-trip Bike Facilities</b> means facilities located within a <b>Building</b> to support <u>bike users who commute to work by providing facilities that may include storage and bike wash and repair station(s).</u>	To provide a definition for End-of-trip Bike Facilities.
16.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	N/A	<b>EV-ready</b> means <b>Vehicle</b> spaces that have direct access within 1.0 m to a conduit <u>for a 240-volt outlet that is capable of operating a Level-2 EV charger.</u>	To provide a definition for EV-ready vehicle spaces.

17.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<del><b>Green Parking Lot</b> means a <b>Surface Parking Lot</b> with limited impermeable material, substantial tree cover and plant material, and surface runoff directed toward <b>Landscaped</b> basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections.</del>  Environmental performance targets are required to be considered in the design including measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.	N/A	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not measurable.
18.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Inclusive Bike Parking</b> means a horizontal <b>Bike Parking Space</b> that accommodates non-standard bikes, or spaces for bikes that are difficult to lift.  Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	<b>Inclusive Bike Parking</b> means a <b>Bike Parking Space</b> that accommodates non-standard bikes, or spaces for bikes that are difficult to lift, <u>and includes access to a 120 volt electrified outlet.</u>  Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	To include electric charging in the definition of Inclusive Bike Parking.
19.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Landscaping</b> means the preservation or modification of the natural features of a <b>Site</b> through the placement or addition of any or a combination of the following...	<b>Landscaping</b> means the preservation or modification of the natural features of a <b>Site</b> <u>at the ground level</u> through the placement or addition of any or a combination of the following...	To clarify that Landscaping is provided at the ground level to meet the intent of the Zoning Bylaw.
20.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Laneway</b> means an improved <del>highway</del> more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a <b>Lot</b> .	<b>Laneway</b> means an improved <u>roadway</u> more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a <b>Lot</b> .	To respond to a request from Ministry of Transportation and Transit to provide distinction that a Laneway is not a highway.
21.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Panhandle Lot</b> means a <b>Lot</b> which has its primary legal access from a <b>Street</b> through a narrow strip of land which is an integral part of the <b>Lot</b> .	<b>Panhandle Lot</b> means a <b>Lot</b> which has its primary legal access from a <b>Street</b> through a narrow strip of land <u>that is at least 6.0 m in width</u> which is an integral part of the <b>Lot</b> .	To implement a minimum width regulation for a Panhandle Lot to allow for emergency vehicle access.
22.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	N/A	<b>Single Stair Egress Apartment</b> means multi-unit housing <u>consisting of at least three attached <b>Dwelling Units</b> with a common entrance(s), a shared hallway(s), and a single stair or elevator for egress as noted in BC Building Code. This may include <b>Ground Oriented Dwelling Units</b> with individual entrances at grade.</u>	To provide a definition for Single Stair Egress Apartment buildings to support housing diversity.

23.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Sleeping Unit</b> means a room in a housing-based <b>Building</b> that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities. <b>Sleeping Units</b> have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based <b>Building</b> .	<b>Sleeping Unit</b> means a room in a housing-based <b>Building</b> that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities <u>within the sleeping room</u> . <b>Sleeping Units</b> have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based <b>Building</b> .	To provide clarity on the definition of sleeping units as it relates to different forms of supportive housing.
24.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Storey</b> means that portion of a <b>Building</b> that is between the top of any floor and the top of the floor above it.  If there is no floor above, the <b>Storey</b> is the portion of the <b>Building</b> that is between the top of any floor and the ceiling above it.  If the top of the floor directly above a <b>Basement</b> is greater than 1.83 m above <b>Grade</b> , the <b>Basement</b> is considered a <b>Storey</b> .	<b>Storey</b> means that portion of a <b>Building</b> that is between the top of any floor and the top of the floor above it.  If there is no floor above, the <b>Storey</b> is the portion of the <b>Building</b> that is between the top of any floor and the ceiling above it.  If the top of the floor directly above a <b>Basement</b> is greater than 1.83 m above <b>Grade</b> , the <b>Basement</b> is considered a <b>Storey</b> .  <u>Stairwell and elevator rooftop accesses do not count as a <b>Storey</b>, provided there is no additional enclosed floor area or large roof overhangs beyond what is required by BC Building Code for stairway landings and elevator access.</u>	To provide clarity that rooftop accesses on buildings are not considered a storey.
25.	SECTION 2: Interpretation, 2.3 General Definitions, <b>General Definitions</b>	<b>Townhouses</b> means a <b>Building</b> containing <del>three</del> or more <b>Dwelling Units</b> , which each having a direct entrance at <b>Grade</b> .  For the purposes of this bylaw, the <b>Use</b> of <b>Townhouses</b> shall include the <b>Use</b> of <b>Row Housing</b> .	<b>Townhouses</b> means a <b>Building</b> containing <u>five</u> or more <b>Dwelling Units</b> , which each having a direct entrance at <b>Grade</b> .  For the purposes of this bylaw, the <b>Use</b> of <b>Townhouses</b> shall include the <b>Use</b> of <b>Row Housing</b> .	To refine the definition of townhouse to exclude building forms with four units or less, as these are considered Duplex, Triplex, Fourplex or similar.

Attachment ‘B’ – Sections 4 – 6: Development Regulations, Specific Use Regulations, and Landscaping & Screening

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.  
Text proposed to be added is identified with an underline.  
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
26.	SECTION 4: Development Regulations, <b>4.2 Projections into Yards</b>	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a <b>Building</b> , portions of a <b>Building</b> on a foundation or ornamental features may project into a <b>Setback</b> provided such projections do not exceed 0.5 m.	4.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a <b>Building</b> , portions of a <b>Building</b> on a foundation or ornamental features may project into a <b>Setback</b> provided such projections do not exceed 0.5 m. <u>The total area of projections shall not comprise more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including <b>Decks</b>, trellises, or other open <b>Structures</b>. For <b>Buildings</b> that are more than one <b>Storey</b>, the area of the projection shall be calculated per <b>Storey</b>. No individual projection shall exceed 4.0 m in length. No two projections shall be closer than 1.5 m apart.</u>	To restrict the area, length, and frequency of building projections that may extend into a required setback to support quality urban design.
27.	SECTION 4: Development Regulations, <b>4.4 Height and Grade</b>	4.4.1 In determining whether a <b>Building</b> conforms to the maximum <b>Height</b> permitted in any zone, <b>Structures</b> such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings <del>constructed with translucent materials</del> , ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the <b>Height</b> .	4.4.1 In determining whether a <b>Building</b> conforms to the maximum <b>Height</b> permitted in any zone, <b>Structures</b> such as antennae, chimney stacks, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, railings, <u>privacy screens, mechanical and</u> ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the <b>Height</b> .	To permit structures that provide shade and privacy on rooftop amenity spaces to be exempt from the height maximum to support livability.
28.	SECTION 4: Development Regulations, <b>4.8 Rooftop Screening</b>	<b>4.8 Rooftop Screening</b> 4.8.1 <del>Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a <b>Street</b> or <b>Adjacent Lots</b> at grade.</del>	<b>4.8</b> 4.8.1 <u><del>Deleted.</del></u>	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines as it primarily relates to the design of a building.
29.	SECTION 5: Specific Use Regulations, <b>5.2 Minimum Dwelling Unit Size</b>	5.2.1 The minimum size of a <b>Dwelling Unit</b> is 30 m <sup>2</sup> (323 ft <sup>2</sup> ) <b>Net Floor Area</b> .	5.2.1 The minimum size of a <b>Dwelling Unit</b> is 30 m <sup>2</sup> (323 ft <sup>2</sup> ) <b>Net Floor Area</b> , <u>except that for <b>Apartment Housing</b> a maximum of 20% of the <b>Dwelling Units</b> may be less than 30 m<sup>2</sup> (323 ft<sup>2</sup>) <b>Net Floor Area</b>.</u>	To provide flexibility for smaller unit sizes in Apartment Housing to encourage housing diversity.



30.	SECTION 5: Specific Use Regulations, <b>5.4 Secondary Suites &amp; Accessory Dwellings</b>	5.4.1.4 A 1.5 m wide <del>Barrier-free</del> , lit, and clearly marked pathway from the <del>Street</del> to the main entrance of the <del>Secondary Suite</del> must be provided.	5.4.1.4 <del>Deleted.</del>	The requirement for a barrier free path can be a challenge to accommodate in hillside developments, and the BC Building Code already requires a lit and clearly marked pathway to a secondary suite.
31.	SECTION 5: Specific Use Regulations, <b>5.4 Secondary Suites &amp; Accessory Dwellings</b>	5.4.2.4 A 1.5 m wide <del>Barrier-free</del> , lit, and clearly marked pathway from the <del>Street</del> to the main entrance of the <del>Accessory Dwelling Unit</del> must be provided.	5.4.2.4 A 1.5 m wide lit and clearly marked pathway from the <del>Street</del> to the main entrance of the <del>Accessory Dwelling Unit</del> must be provided.	The requirement for a barrier free path can be a challenge to accommodate in hillside developments.
32.	SECTION 5: Specific Use Regulations, <b>5.7 Vehicular-oriented Uses</b>	5.7.2 <b>Lot Area</b> shall be provided as follows: .1 the minimum <b>Lot Area</b> for any development incorporating a vehicular-oriented <b>Use</b> shall be 930 m <sup>2</sup> and the maximum <b>Site Coverage</b> shall be <del>50%</del> ;	5.7.2 <b>Lot Area</b> shall be provided as follows: .1 the minimum <b>Lot Area</b> for any development incorporating a vehicular-oriented <b>Use</b> shall be 930 m <sup>2</sup> and the maximum <b>Site Coverage</b> shall be <u>60%</u> ;	To respond to concerns raised by the development community by increasing the permitted site coverage for a vehicular-oriented use.
33.	SECTION 5: Specific Use Regulations, <b>5.7 Vehicular-oriented Uses</b>	N/A	5.7.5 <u>Outdoor <b>Vehicle Storage</b> shall adhere to the following:</u> .1 <u>all storage areas shall have a dust-free surface;</u> .2 <u>storage areas must be secured with perimeter fencing; and</u> .3 <u>drive aisles within storage areas must be clearly delineated and meet requirements of Section 7.2.10 of this bylaw.</u>	To establish regulations for Vehicle Storage (outdoor storage of cars, trucks, RV's, boats, etc.) that is permitted in certain zones.
34.	SECTION 5: Specific Use Regulations, <b>5.8 Car Washes</b>	5.8.1 Car washing establishments shall provide <del>upstream</del> <b>Vehicle</b> queueing for a minimum of 4 <b>Vehicles</b> per washing bay except it is a minimum of 2 <b>Vehicles</b> where the washing bay is coin operated and the <b>Vehicle</b> is manually washed by an occupant of the <b>Vehicle</b> . 5.8.2 <del>Upstream</del> queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	5.8.1 Car washing establishments shall provide <u>in-bound</u> <b>Vehicle</b> queueing for a minimum of 4 <b>Vehicles</b> per <u>automatic</u> washing bay except it is a minimum of 2 <b>Vehicles</b> where the washing bay is coin operated and the <b>Vehicle</b> is manually washed by an occupant of the <b>Vehicle</b> . 5.8.2 <u>In-bound</u> queueing spaces shall be a minimum of 6.0 m in length and 3.0 m in width.	To use consistent wording throughout bylaw.
35.	SECTION 6: Landscape & Screening, <b>6.3 Refuse and Recycling Bins</b>	6.3.5 <del>Notwithstanding sub-section 6.3.2, a refuse or recycling bin located within a property and screened from adjoining <b>Lots</b> and <b>Streets</b> will not require any screening or <b>Landscape</b>.</del>	6.3.5 <del>Deleted.</del>	To remove a duplicate regulation (6.3.4).

36.	SECTION 6: Landscape & Screening, 6.5 Fencing and Retaining Walls	6.5.1 Subject to traffic sight lines, the following <b>Height</b> limitations shall apply to fences, walls, <del>chainlink fences and hedges</del> in all housing zones:  .4 1.2 m (4.0 ft) if situated along the <b>Lot Lines</b> within a <del>Front Setback;</del>  .5 2.0 m (6.4 ft) if situated behind the <del>Front Setback;</del>  .6 2.0 m (6.4 ft) if situated abutting a <del>Side Yard, Flanking Side Yard and/or Rear Yard.</del>	6.5.1 Subject to traffic sight lines, the following <b>Height</b> limitations shall apply to fences, <u>and walls</u> in all housing <u>and mixed-use</u> zones:  .1 1.2 m (4.0 ft) if situated along the <b>Lot Lines</b> <u>or within the Setback</u> <u>abutting a Street;</u>  .2 2.0 m (6.4 ft) if situated behind the <b>Setback</b> <u>abutting a Street;</u>  .3 2.0 m (6.4 ft) if situated <u>along a Lot Line</u> not abutting a <b>Street</b> .	To provide clarity that a 1.2 m fence is the maximum height for a fence abutting a street on properties with more than one street frontage to support vibrancy of public streets.																																			
37.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers	6.6.9 In addition to the minimum <b>Landscape Buffer</b> treatment levels above:  .2 <del>all internal Lot Lines on a Site being comprehensively developed are exempt from Side Yard buffer zones;</del>	6.6.9 In addition to the minimum <b>Landscape Buffer</b> treatment levels above:  .2 <u>Deleted;</u>	To remove a regulation that was related to Comprehensive Development Zones and is no longer applicable.																																			
38.	SECTION 6: Landscape & Screening, 6.6 Minimum Landscape Buffers, Table 6.1 – Minimum Landscape Buffer Schedule	<p>Table 6.1— Minimum Landscape Buffer Schedule</p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5">Housing Zones</td></tr><tr><td>MUS</td><td>0</td><td>0</td><td>0</td><td>NO</td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	Housing Zones					MUS	0	0	0	NO	<p>Table 6.1— Minimum Landscape Buffer Schedule</p> <table><tr><th>Location</th><th>Front Yard</th><th>Rear Yard</th><th>Side Yard</th><th>Public Amenity Area Permitted</th></tr><tr><td colspan="5">Housing Zones</td></tr><tr><td>MUS (4 units or less)</td><td>0</td><td>0</td><td>0</td><td>NO</td></tr><tr><td>MUS (5 units or more)</td><td><u>1</u></td><td><u>1</u></td><td><u>1</u></td><td><u>NO</u></td></tr></table>	Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted	Housing Zones					MUS (4 units or less)	0	0	0	NO	MUS (5 units or more)	<u>1</u>	<u>1</u>	<u>1</u>	<u>NO</u>	To require a landscape buffer on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units to support livability and environmental leadership.
Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted																																			
Housing Zones																																							
MUS	0	0	0	NO																																			
Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted																																			
Housing Zones																																							
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**Attachment ‘C’ – Section 7: Vehicle Parking, Loading, and Bike Parking**

*Proposed Text Amendments to Zoning Bylaw 6000*

Text proposed to be removed is identified with ~~strikethrough~~.

Text proposed to be added is identified with an underline.

Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
39.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>7.1 General Provisions</b>	<p>7.1.3 Where a change of <b>Use</b> application does not result in a change to an existing <b>Building</b> footprint, addition of new <b>Building(s)</b> or <b>Structure(s)</b>, or other changes to the <b>Site</b> plan:</p> <p>.1 the number of <b>Vehicle</b> parking and <b>Loading Spaces</b> in place for the existing <b>Use</b> will be considered legal non-conforming;</p> <p>.2 the <b>Parking Area</b> must be <b>Hard Surfaced</b> and meet the development standards in Section 7.2; and</p> <p>.3 <b>Bike Parking Spaces</b> must be provided.</p>	<p>7.1.3 Where a change of <b>Use</b> application does not result in a change to an existing <b>Building</b> footprint, addition of new <b>Building(s)</b> or <b>Structure(s)</b>, or other changes to the <b>Site</b> plan:</p> <p>.1 the number of <b>Vehicle</b> parking, <b>Bike Parking</b>, and <b>Loading Spaces</b> in place for the existing <b>Use</b> will be considered legal non-conforming.</p>	To permit a change of use application without requiring improvements to the existing parking or bike parking.

40.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>7.1 General Provisions</b>	<p>7.1.4 Each <b>Use</b> of land or a <b>Building</b> or <b>Structure</b> is subject to a combination of all <b>Vehicle</b> parking space, <b>Loading Space</b>, and <b>Bike Parking Space</b> requirements, where <b>Vehicle</b> parking spaces include:</p> <ul style="list-style-type: none"> <li>.1 regular <b>Vehicle</b> parking,</li> <li>.2 small <b>Vehicle</b> parking,</li> <li>.3 oversized <b>Vehicle</b> parking,</li> <li>.4 accessible parking,</li> <li>.5 visitor parking, and</li> <li>.6 EV-ready parking.</li> </ul> <p><b>Loading Spaces</b> include:</p> <ul style="list-style-type: none"> <li>.7 <b>Loading</b> for <b>Commercial Vehicles</b>, and</li> <li>.8 <b>Pick-up/Drop-off Spaces</b>; and</li> </ul> <p><b>Bike Parking Spaces</b> include:</p> <ul style="list-style-type: none"> <li>.9 <b>Short-Term Bike Parking</b>,</li> <li>.10 <b>Long-Term Bike Parking</b>,</li> <li>.11 <b>Inclusive Bike Parking</b>, and</li> <li>.12 end-of-trip bike facilities.</li> </ul>	<p>7.1.4 Each <b>Use</b> of land or a <b>Building</b> or <b>Structure</b> is subject to a combination of all <b>Vehicle</b> parking space, <b>Loading Space</b>, and <b>Bike Parking Space</b> requirements, where <u>the types of <b>Vehicle</b> parking spaces <b>may</b></u> include:</p> <ul style="list-style-type: none"> <li>.1 regular <b>Vehicle</b> parking,</li> <li>.2 small <b>Vehicle</b> parking,</li> <li>.3 oversized <b>Vehicle</b> parking,</li> <li>.4 accessible parking,</li> <li>.5 visitor parking, and</li> <li>.6 <b>EV-ready</b> parking.</li> </ul> <p><b>Loading Spaces</b> <u>may</u> include:</p> <ul style="list-style-type: none"> <li>.7 <b>Loading</b> for <b>Commercial, Industrial, and Community Uses</b>, and</li> <li>.8 <b>Loading</b> for <b>Housing Uses</b>; and</li> </ul> <p><b>Bike Parking Spaces</b> <u>may</u> include:</p> <ul style="list-style-type: none"> <li>.9 <b>Short-Term Bike Parking</b>,</li> <li>.10 <b>Long-Term Bike Parking</b>,</li> <li>.11 <b>Inclusive Bike Parking</b>, and</li> <li>.12 <b>End-of-trip Bike Facilities</b>.</li> </ul>	To clarify that not all types of vehicle, loading, and bike spaces will apply to all developments; and to bold words that have definitions in the General Definitions section.
41.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>7.1 General Provisions</b>	7.1.5 <del><b>Vehicle</b> parking space, <b>Loading Space</b>, and <b>Bike Parking Space</b> requirements are independent and no space shall be considered to satisfy more than one requirement.</del>	7.1.5 Deleted.	To change the regulations that some spaces are permitted to satisfy more than one requirement.
42.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>7.1 General Provisions</b>	7.1.6 <del>Where calculation of the total number of required spaces yields a fractional number, decimals of 0.5 and higher must be rounded up to the nearest whole number.</del>	7.1.6 Deleted.	To remove a duplicate regulation that exists in Section 1.12, Rounding Numbers.
43.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>7.1 General Provisions</b>	7.1.10 For non-profit housing developments, the requirements for <b>Vehicle</b> parking spaces and <b>Loading Spaces</b> shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the <b>Director of Planning &amp; Community Services</b> .	7.1.10 For non-profit housing developments, the requirements for <b>Vehicle</b> parking spaces and <b>Loading Spaces</b> shall be the lesser of the number required by this Section 7 and the number recommended in a parking study prepared and certified by a Professional Engineer and approved by the <b>Director of Planning &amp; Community Services</b> , <u>should such a study be requested or provided.</u>	To clarify that a parking study is not a requirement unless requested.

44.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.1 Every on-site <b>Parking Area</b> , <b>Driveway</b> , and <b>Drive Aisle</b> must be <b>Hard Surfaced</b> and constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	7.2.1 Every on-site <b>Parking Area</b> , <b>Driveway</b> , and <b>Drive Aisle</b> must be <b>Hard Surfaced</b> , with the exception of <b>Lots</b> that are zoned for <b>Agricultural Use</b> or <b>Industrial Use</b> which must be constructed with a dust-free surface. <b>Parking Areas</b> must be constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Accessible parking space surfaces must be non-slip.	To permit gravel parking areas on agricultural and industrial properties.
45.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.2 For either <b>Buildings</b> larger than 2000 m <sup>2</sup> <b>NFA</b> or with 7 or more <b>Dwelling Units</b> , a minimum of 25% of required <b>Vehicle</b> parking spaces for commercial and housing <b>Uses</b> must be entirely or partially enclosed in a <b>Parkade</b> or <b>Garage</b> . For <b>Buildings</b> and <b>Uses</b> in a <b>TOD Area</b> all <b>Vehicle</b> parking provided for commercial and housing <b>Uses</b> must be enclosed in a <b>Parkade</b> or <b>Garage</b> .	7.2.2 Deleted.	To remove regulation requiring enclosed parking areas from the Zoning Bylaw and relocate to the Official Community Plan Bylaw – Design Guidelines, to provide flexibility and feasibility of development.
46.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.3 <b>Green Parking Lots</b> are required where a <b>Surface Parking Lot</b> contains 25 or more <b>Vehicle</b> parking spaces.	7.2.3 Deleted.	To relocate this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, to provide greater flexibility and feasibility of development.
47.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.4 Every on-site <b>Parking Area</b> containing 3 or more <b>Vehicle</b> parking spaces must clearly delineate the <b>Vehicle</b> parking spaces, <b>Loading Spaces</b> , <b>Bike Parking Spaces</b> , <b>Drive Aisles</b> , entrances, exits, snow storage areas, and garbage, recycling, and organics storage areas using both pavement markings and signs.	7.2.4 Every on-site <b>Parking Area</b> containing 3 or more <b>Vehicle</b> parking spaces must clearly delineate the <b>Vehicle</b> parking spaces, <b>Loading Spaces</b> , <b>Bike Parking Spaces</b> , <b>Drive Aisles</b> , entrances, exits, and garbage, recycling, and organics storage areas using both pavement markings and signs.	To remove the requirement for a snow storage area to be delineated on the parking plan, as the size and location of the area required is not definable due to variations in snow fall across geographic areas of the City and varies from year to year.
48.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards	7.2.7 All on-site <b>Vehicle</b> parking spaces that abut a pedestrian walkway, <b>Pathway</b> , or <b>Landscaped</b> area must have secured wheel stops that are minimum 0.9 m from the walkway, <b>Pathway</b> , or <b>Landscaped</b> area and minimum 0.15 m in height.  Where the configuration is parallel parking, wheel stops are not required, but spaces <b>Adjacent</b> to a pedestrian walkway or <b>Pathway</b> must have an additional 0.3 m width to allow <b>Vehicle</b> doors to open without blocking the path of pedestrian travel.	7.2.7 All on-site <b>Vehicle</b> parking spaces that abut a pedestrian walkway, <b>Pathway</b> , or <b>Landscaped</b> area must have secured wheel stops that are minimum 0.9 m from the walkway, <b>Pathway</b> , or <b>Landscaped</b> area and minimum 0.15 m in height.  Where the configuration is parallel parking, wheel stops are not required.	To remove a duplicate regulation as additional widths due to obstructions are provided in Table 7.6 – <i>Additional parking space width required for obstruction</i> .

49.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Parking Area Configuration</b>	7.2.9 Every <b>Parking Area</b> containing 3 or more <b>Vehicle</b> parking spaces, other than in a <del>MUS – Multi-Unit: Small Scale</del> zone, must allow entry to and exit from the <b>Site</b> directly to a dedicated public <b>Street</b> or <b>Laneway</b> without reversing the vehicle.	7.2.9 Every <b>Parking Area</b> providing 5 or more <b>Vehicle</b> parking spaces must provide a drive aisle that allows entry to and exit from the <b>Site</b> directly to a dedicated public <b>Street</b> or <b>Laneway</b> without reversing the vehicle. <u>This does not apply to 90-degree <b>Vehicle</b> spaces accessed directly from the abutting <b>Laneway</b>.</u>	To regulate that developments with greater than 5 dwelling units shall follow this regulation regardless of zone; and to permit reverse movement out of a stall perpendicular to a laneway.
50.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Parking Area Configuration</b>	7.2.11 No public <b>Street, Laneway, or Alley</b> may be used as the required <b>Drive Aisle</b> access to <b>Vehicle</b> parking spaces, except in a <del>MUS – Multi-Unit: Small Scale</del> zone. In a <del>TOD Area</del> , a <b>Laneway</b> may be used as the required <b>Drive Aisle</b> .	7.2.11 Deleted.	To remove a regulation that is clarified in regulation 7.2.9.
51.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Parking Area Configuration</b>	7.2.12 Where a <b>Laneway</b> or <b>Alley</b> is used as the <b>Drive Aisle</b> , either the <b>Vehicle</b> parking space length or the <del>Laneway or Alley</del> width must be increased by a minimum of 1.2 m.	7.2.12 Where a <b>Laneway</b> or <b>Alley</b> is used as the <b>Drive Aisle</b> , the <b>Vehicle</b> parking space must be increased by a minimum of 0.8 m.	To refine the additional length on a vehicle parking space accessed directly from a laneway such that the total additional width of the spaces, should both sides of the laneway develop, would be 1.6 m.
52.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Parking Area Configuration</b>	7.2.13 No public <b>Street, Laneway, or Alley</b> may be used as a <b>Loading Space</b> , except a <b>Laneway</b> in a <del>MUS – Multi-Unit: Small Scale</del> zone or in a <del>TOD Area</del> .	7.2.13 Deleted.	To combine this regulation with regulation 7.2.15 and to refine it.
53.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Parking Area Configuration</b>	7.2.14 <b>Tandem Parking</b> is only permitted for housing <b>Uses</b> when designated for an individual <b>Dwelling Unit</b> .	7.2.14 <b>Tandem Parking</b> is only permitted for <b>Rural Housing</b> and <b>Small Scale Multi-Unit Housing Uses</b> when designated for an individual <b>Dwelling Unit</b> .	To only permit tandem parking in Rural Housing and Small Scale Multi-Unit Housing, (Detached Dwellings, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses).
54.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Location of Spaces</b>	7.2.15 All required on-site <b>Vehicle</b> parking spaces, <b>Loading Spaces</b> , and <b>Bike Parking Spaces</b> must be located on the <b>Site</b> of the <b>Building, Structure</b> , or <b>Use</b> served by the spaces.	7.2.15 All required on-site <b>Vehicle</b> parking spaces, <b>Loading Spaces</b> , and <b>Long-term Bike Parking Spaces</b> must be located on the <b>Site</b> of the <b>Building, Structure</b> , or <b>Use</b> served by the spaces, <u>except that <b>Loading Spaces</b> may be located in an abutting <b>Laneway</b> if the <b>Lot</b> or <b>Site</b> is being developed with <b>Medium-Scale Housing, Large Scale Housing, Mixed-Use Housing</b>, or a commercial, industrial, community, or basic services <b>Use</b>.</u>	To permit loading spaces in a laneway for specific uses to provide flexibility and assist with site planning on constrained sites.

55.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Location of Spaces</b>	7.2.16 No on-site <b>Vehicle</b> parking spaces or <b>Loading Spaces</b> may be located in a required <b>Landscape Buffer</b> or a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	7.2.16 No on-site <b>Vehicle</b> parking spaces or <b>Loading Spaces</b> may be located in a required <b>Setback</b> abutting a <b>Street</b> , <u>except when the parking is within a driveway that is perpendicular to the <b>Street</b></u> . No on-site <b>Vehicle</b> parking spaces or <b>Loading Spaces</b> may be located in a required sight triangle as defined by the <i>City of Vernon Traffic Bylaw</i> .	To restrict vehicle and loading spaces from being located within a required setback fronting a public street to encourage higher quality urban design and increase safety for pedestrians.
56.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Location of Spaces</b>	7.2.17 Accessible parking spaces, where required, <del>must be located within 30.0 m of a <b>Building's</b> main entrance</del> and must be provided with a <b>Barrier-free</b> path of travel between the accessible parking spaces and the entrance, which does not include stairs.	7.2.17 Accessible parking spaces, where required, must be provided with a <b>Barrier-free</b> path of travel between the accessible parking spaces and the entrance, which does not include stairs.	To relocate a portion of this this regulation from the Zoning Bylaw to the Official Community Plan Bylaw – Design Guidelines, as this regulation is not applicable when the accessible parking spaces are located within a parkade.
57.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Location of Spaces</b>	7.2.18 <del>All <b>Short-term Bike Parking Spaces</b> must be located within 15 m of any main entrance, in a well-lit and visible area, that provides visual surveillance by occupants of the <b>Building</b>.</del>	N/A	To relocate this regulation into Section 7.4, Bike Parking.
58.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.2 Development Standards, <b>Location of Spaces</b>	N/A	7.2.19 <u>Visitor parking spaces must be available to all visitors of the <b>Site</b> and not be located within a garage or <b>Driveway</b> that is not accessible to all <b>Dwelling Units</b> on <b>Site</b>.</u>	To provide clarity that visitor parking spaces may not be located on private driveways or within private garages.
59.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Number of Spaces</b>	7.3.2 The required maximum number of <b>Vehicle</b> parking spaces for each <del><b>Use</b></del> is specified in Table 7.7 – Parking, Loading, and Bike Parking Schedule, <del>except that the <b>Uses</b> of <b>Accessory Parking</b>, <b>Outdoor Sales and Service</b>, <b>Outdoor Vending</b>, <b>Standalone Parking Facility</b>, <b>Vehicle Storage</b>, and <b>Special Events</b> are exempt.</del>	7.3.2 The <b>Uses</b> of <b>Accessory Parking</b> , <b>Outdoor Sales and Service</b> , <b>Outdoor Vending</b> , <b>Standalone Parking Facility</b> , <b>Vehicle Storage</b> , and <b>Special Events</b> are exempt from the required minimum number of <b>Vehicle</b> parking spaces in Table 7.7.	To remove a portion of the regulation in 7.3.2 that is duplicated in regulation 7.3.1.
60.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Number of Spaces</b>	7.3.3 The required maximum number of <b>Commercial Vehicle Loading Spaces</b> for housing <del><b>Uses</b></del> is 2.0 per <del><b>Building</b></del> .	7.3.3 Deleted.	To relocate this regulation into Table 7.7 – Parking, Loading, and Bike Parking Schedule.

61.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Number of Spaces</b>	7.3.6 Accessible parking spaces must be provided in addition to the required minimum number of <b>Vehicle</b> parking spaces, as specified in Table 7.2.	7.3.6 Accessible parking spaces must be provided as specified in Table 7.2. <u>Accessible parking spaces shall be provided within the total number of <b>Vehicle</b> spaces required rather than in addition to the number of <b>Vehicle</b> spaces required. If visitor parking and accessible parking are both required, a minimum of 1 visitor space must be provided as an accessible parking space.</u>	To permit accessible parking spaces to be included in the base required parking rather than in addition to, and to require a minimum of 1 visitor stall to be accessible.																																										
62.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, <b>Table 7.2 – Required Minimum Number of Accessible Parking Spaces</b>	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th></tr><tr><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td></tr></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	0-4	0	5-25	1	26-50	2	51-75	3	76-100	4	101 or more	4 + 2% for every space over 100	<p><i>Table 7.2 — Required Minimum Number of Accessible Parking Spaces</i></p> <table><tr><th>Required Minimum Number of Vehicle Parking Spaces</th><th>Required Minimum Number of Accessible Parking Spaces</th><th>TOD Area: Number of Dwelling Units</th><th>TOD Area: Required Minimum Number of Accessible Parking Spaces</th></tr><tr><td>0-4</td><td>0</td><td>0-4</td><td>0</td></tr><tr><td>5-25</td><td>1</td><td>5-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>3</td><td>51-75</td><td>3</td></tr><tr><td>76-100</td><td>4</td><td>76-100</td><td>4</td></tr><tr><td>101 or more</td><td>4 + 2% for every space over 100</td><td>101 or more</td><td>4 + 2% for every Dwelling Unit over 100</td></tr></table>	Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces	TOD Area: Number of Dwelling Units	TOD Area: Required Minimum Number of Accessible Parking Spaces	0-4	0	0-4	0	5-25	1	5-25	1	26-50	2	26-50	2	51-75	3	51-75	3	76-100	4	76-100	4	101 or more	4 + 2% for every space over 100	101 or more	4 + 2% for every Dwelling Unit over 100	To require accessible parking for residential dwelling units in Transit Oriented Development Areas.
Required Minimum Number of Vehicle Parking Spaces	Required Minimum Number of Accessible Parking Spaces																																													
0-4	0																																													
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76-100	4	76-100	4																																											
101 or more	4 + 2% for every space over 100	101 or more	4 + 2% for every Dwelling Unit over 100																																											
63.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Number of Spaces</b>	7.3.7 Visitor parking spaces must be provided for all housing <b>Uses</b> and the <b>Use</b> of <b>Housing Care Centre</b> in addition to the required minimum number of <b>Vehicle</b> parking spaces, as specified in Table 7.3.	7.3.7 Visitor parking spaces must be provided for all housing <b>Uses</b> and the <b>Use</b> of <b>Housing Care Centre</b> in addition to the required minimum number of <b>Vehicle</b> parking spaces, as specified in Table 7.3. <u>In <b>Mixed-Use Housing</b>, the parking spaces required for commercial <b>Uses</b> can be shared with the required visitor parking spaces.</u>	To permit required commercial stalls to be shared with required visitor stalls in mixed-use developments to maximize the efficiency of parking areas.																																										
64.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Number of Spaces</b>	7.3.8 A portion of the required minimum <b>Vehicle</b> parking spaces must be provided as EV-ready spaces according to the <b>Use</b> , as specified in Table 7.4. <del>EV-ready spaces are spaces that have direct access within 1.0 m to an energized 240-volt outlet that is capable of operating a Level 2 EV charger.</del>	7.3.8 A portion of the required minimum <b>Vehicle</b> parking spaces must be provided as <b>EV-ready</b> spaces according to the <b>Use</b> , as specified in Table 7.4.	To remove a clause that has been added to the definition of EV-ready.																																										



65.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Number of Spaces, <b>Table 7.4 – Minimum Ratio of Required EV-ready Vehicle Parking Spaces</b>	<div>Table 7.4 — Minimum Ratio of Required EV-ready <b>Vehicle</b> Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td><del>1.0 per Dwelling Unit</del> + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td><del>15%</del> of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td><del>10% of the minimum</del></td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	<del>1.0 per Dwelling Unit</del> + 10% of visitor parking spaces	Commercial	<del>15%</del> of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	<del>10% of the minimum</del>	Agricultural	n/a	<div>Table 7.4 — Minimum Ratio of Required <b>EV-ready Vehicle</b> Parking Spaces</div> <table><tr><th>Use</th><th>Minimum Ratio of EV-ready Vehicle Parking Spaces</th></tr><tr><td>Housing</td><td><u>25% of the minimum</u> + 10% of visitor parking spaces</td></tr><tr><td>Commercial</td><td><u>10%</u> of the minimum</td></tr><tr><td>Industrial</td><td>10% of the minimum</td></tr><tr><td>Community</td><td>10% of the minimum</td></tr><tr><td>Basic Services</td><td><u>n/a</u></td></tr><tr><td>Agricultural</td><td>n/a</td></tr></table>	Use	Minimum Ratio of EV-ready Vehicle Parking Spaces	Housing	<u>25% of the minimum</u> + 10% of visitor parking spaces	Commercial	<u>10%</u> of the minimum	Industrial	10% of the minimum	Community	10% of the minimum	Basic Services	<u>n/a</u>	Agricultural	n/a	To lower the requirements for EV-ready stalls due to the costs of construction and how it impacts housing affordability and commercial use viability.																																												
Use	Minimum Ratio of EV-ready Vehicle Parking Spaces																																																																											
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66.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, Size of Spaces, <b>Table 7.5 – Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces</b>	<div>Table 7.5 — Minimum Dimensions of <b>Vehicle</b> Parking Spaces and <b>Loading Spaces</b></div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4"><b><del>Passenger Vehicles</del></b></td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td><b><del>Commercial Vehicles</del></b></td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	<b><del>Passenger Vehicles</del></b>				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	<b><del>Commercial Vehicles</del></b>	12.2 m	3.6 m	4.6 m	<div>Table 7.5 — Minimum Dimensions of <b>Vehicle</b> Parking Spaces and <b>Loading Spaces</b></div> <table><tr><th>Type of Vehicle</th><th>Min. Length</th><th>Min. Width</th><th>Min. Overhead Clearance</th></tr><tr><td colspan="4"><b><del>Vehicle Parking Spaces</del></b></td></tr><tr><td>Regular</td><td>6.0 m</td><td>2.5 m</td><td>2.0 m</td></tr><tr><td>Small</td><td>4.8 m</td><td>2.3 m</td><td>2.0 m</td></tr><tr><td>Oversized</td><td>7.0 m</td><td>3.0 m</td><td>2.75 m</td></tr><tr><td><b><del>Parallel</del></b></td><td><u>7.0 m</u></td><td><u>2.5 m</u></td><td><u>2.0 m</u></td></tr><tr><td>Accessible</td><td>6.0 m</td><td>2.7 m + 2.0 m side aisle</td><td>2.75 m</td></tr><tr><td><b><del>Accessible Parallel</del></b></td><td><u>9.0 m</u></td><td><u>2.7 m</u></td><td><u>2.75 m</u></td></tr><tr><td colspan="4"><b><del>Loading Spaces by Use Type</del></b></td></tr><tr><td><b><del>Housing</del></b></td><td><u>9.3 m</u></td><td><u>3.0 m</u></td><td><u>3.7 m</u></td></tr><tr><td><b><del>Commercial, Industrial and Community</del></b></td><td>12.2 m</td><td>3.6 m</td><td>4.6 m</td></tr></table>	Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance	<b><del>Vehicle Parking Spaces</del></b>				Regular	6.0 m	2.5 m	2.0 m	Small	4.8 m	2.3 m	2.0 m	Oversized	7.0 m	3.0 m	2.75 m	<b><del>Parallel</del></b>	<u>7.0 m</u>	<u>2.5 m</u>	<u>2.0 m</u>	Accessible	6.0 m	2.7 m + 2.0 m side aisle	2.75 m	<b><del>Accessible Parallel</del></b>	<u>9.0 m</u>	<u>2.7 m</u>	<u>2.75 m</u>	<b><del>Loading Spaces by Use Type</del></b>				<b><del>Housing</del></b>	<u>9.3 m</u>	<u>3.0 m</u>	<u>3.7 m</u>	<b><del>Commercial, Industrial and Community</del></b>	12.2 m	3.6 m	4.6 m	To consolidate regulations for the size of parking spaces into one table; and to provide two different sized loading spaces based on use designation and the typical size of the vehicle used for loading/unloading.
Type of Vehicle	Min. Length	Min. Width	Min. Overhead Clearance																																																																									
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67.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Size of Spaces</b>	7.3.10 Up to 50% of <b>Vehicle</b> parking spaces may be small sized and up to 25% may be oversized.	7.3.10 Up to 50% of <b>Vehicle</b> parking spaces may be small sized and up to 25% may be oversized. <u>Visitor spaces must not be small sized.</u>	To ensure that Visitor spaces are adequately sized for a variety of vehicles.																																																																								
68.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Size of Spaces</b>	7.3.11 <del><b>Pick-up/Drop-off Spaces</b> must be provided as regular sized or oversized <b>Vehicle</b> spaces.</del>	7.3.11 Deleted.	To align requirements with Table 7.7 – <i>Parking, Loading, and Bike Parking Schedule</i> .																																																																								

69.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.3 Vehicle Parking and Loading, <b>Size of Spaces</b>	7.3.12 <del>For parallel parking, the minimum length of the parking spaces is increased by 1.0 m. An end space with an open end may be shortened by 0.5 m, and an accessible parallel space must have a 2.0 m long rear aisle for loading.</del>	7.3.12 <i>Deleted.</i>	To relocate parallel parking space sizes into Table 7.5 – <i>Minimum Dimensions of Vehicle Parking Spaces and Loading Spaces.</i>
70.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, <b>Number of Spaces</b>	7.4.2 <del>A minimum of 50% of the required <b>Bike Parking Spaces</b> must be provided as <b>Inclusive Bike Parking</b>, including access to a 120-volt electrified outlet for charging e-bikes and e-scooters.</del>	7.4.2 <b>Inclusive Bike Parking</b> shall be provided as follows: <ul style="list-style-type: none"> <li>.1 Where <b>Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing</b> or <b>Mixed-Use Housing</b> is proposed, a minimum of 10% of the required <b>Long-term Bike Parking Spaces</b> must be provided as <b>Inclusive Bike Parking</b>.</li> <li>.2 For all <b>Uses</b> where 10 or more <b>Short-term Bike Parking Spaces</b> are required, 10% of the required <b>Short-term Bike Parking Spaces</b> shall be provided as <b>Inclusive Bike Parking</b>.</li> </ul>	To target the requirement for Inclusive Bike Parking to higher density housing uses, and to require a percentage of Short-term Bike Parking to be Inclusive Bike Parking sized.
71.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, <b>Number of Spaces</b>	7.4.3 <del>End-of-trip bike facilities are required in all <b>Buildings</b> that provide <b>Long-term Bike Parking</b>, which includes: <ul style="list-style-type: none"> <li>.1 1 locker, hook, cubby, or other storage area for every <b>Long-term Bike Parking Space</b> provided;</li> <li>.2 1 electrified 120-volt outlet for every 5.0 <b>Long-term Bike Parking</b> space provided;</li> <li>.3 1 shower and change room for every 15.0 <b>Long-term Bike Parking</b> space provided; and</li> <li>.4 1 bike wash and repair area for every 15.0 <b>Long-term Bike Parking</b> space provided.</li> </ul> </del>	7.4.3 <b>End-of-trip Bike Facilities</b> shall be provided as follows: <ul style="list-style-type: none"> <li>.1 Where a commercial <b>Use</b>, industrial <b>Use</b>, community <b>Use</b>, or basic services <b>Use</b> is proposed, <b>End-of-trip Bike Facilities</b> shall be provided in accordance with Table 7.6.1.</li> <li>.2 Where <b>Medium Scale Multi-Unit Housing, Large Scale Multi-Unit Housing</b> or <b>Mixed-Use Housing</b> is proposed that provides 10 or more <b>Long-term Bike Parking Spaces</b>, 1 bike wash and repair station per building is required to be located within 1 level of finished grade.</li> <li>.3 <i>Deleted.</i></li> <li>.4 <i>Deleted</i></li> </ul>	To apply regulations for end-of-trip bike facilities based on uses.

72.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Number of Spaces, <b>Table 7.6.1 – Required End-of-trip Bike Facilities</b>	N/A	<div>Table 7.6.1 — Required <i>End-of-trip Bike Facilities</i></div> <table><tr><th><u>Number of Long-term Bicycle Parking Spaces Required</u></th><th><u>Min. Number of Electrified 120v Outlets</u></th><th><u>Min. Number of Personal Storage Lockers or Cubbies</u></th><th><u>Min. Number of Bike Wash and Repair Stations</u></th></tr><tr><td><u>0-4</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>5-10</u></td><td><u>1</u></td><td><u>0</u></td><td><u>0</u></td></tr><tr><td><u>11-15</u></td><td><u>2</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>16-20</u></td><td><u>3</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr><tr><td><u>21-30</u></td><td><u>4 plus 1 for each additional 5 bike spaces</u></td><td><u>.5 per bike space</u></td><td><u>1</u></td></tr></table>	<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>	<u>0-4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5-10</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>11-15</u>	<u>2</u>	<u>.5 per bike space</u>	<u>1</u>	<u>16-20</u>	<u>3</u>	<u>.5 per bike space</u>	<u>1</u>	<u>21-30</u>	<u>4 plus 1 for each additional 5 bike spaces</u>	<u>.5 per bike space</u>	<u>1</u>	To organize end-of-trip bike facilities regulations in a chart format to simplify the regulations for users of the bylaw.
<u>Number of Long-term Bicycle Parking Spaces Required</u>	<u>Min. Number of Electrified 120v Outlets</u>	<u>Min. Number of Personal Storage Lockers or Cubbies</u>	<u>Min. Number of Bike Wash and Repair Stations</u>																									
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73.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, <b>Size of Spaces</b>	7.4.4 <b>Bike Parking Spaces</b> must be a minimum of <del>0.6 m</del> wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. <b>Inclusive Bike Parking</b> spaces must be a minimum of <del>1.0 m</del> wide, <del>2.75 m</del> long, and have a vertical clearance of at least 2.0 m.	7.4.4 <b>Bike Parking Spaces</b> <del>may be ground anchored or wall mounted and</del> must be a minimum of <u>0.45 m</u> wide, 1.8 m long, and have a vertical clearance of at least 1.9 m. <b>Inclusive Bike Parking</b> spaces must be a minimum of <u>0.85 m</u> wide, <u>2.4 m</u> long, and have a vertical clearance of at least 2.0 m. <u>Ground anchored <b>Bike Parking Spaces</b> must be a minimum of 0.6 m from any wall, entrance door, or other obstacle. Aisles between parked bikes must be a minimum of 1.2 m wide.</u>	To modify the sizes of bike parking spaces, and consolidate with regulation 7.4.5.																								
74.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, <b>Size of Spaces</b>	7.4.5 <del>Aisles between parked bikes must be a minimum of 1.2 m wide.</del>	7.4.5 A maximum of 50% of <b>Long-term Bike Parking Spaces</b> may be provided as wall mounted <b>Bike Parking Spaces</b> . A wall-mounted <b>Bike Parking Space</b> may be located at the front of a <b>Vehicle Parking Space</b> provided the <b>Vehicle Parking Space</b> is in an indoor, secure location, and is a Regular or Oversized space.	To combine the regulation with regulation 7.4.4 and to provide regulations for wall mounted bike parking spaces.																								

75.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, Development Standards	<p>7.4.6 All <b>Bike Parking Spaces</b> must:</p> <ul style="list-style-type: none"><li>.1 be situated on a <b>Hard Surface</b>;</li><li>.2 be accessible by a ramp or elevator with sufficient space to maneuver with <b>Inclusive Bike Parking</b> sized bikes;</li><li>.3 include an automated door opener or kick-down door stop, where the <b>Bike Parking Space</b> location requires the bike to be maneuvered through a doorway;</li><li>.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;</li><li>.5 support two points of contact on the bike;</li><li>.6 be u-lock compatible; <del>and</del></li><li>.7 be located clear of pedestrian paths of travel.</li></ul>	<p>7.4.6 All <b>Long-term Bike Parking Spaces</b> must:</p> <ul style="list-style-type: none"><li>.1 be situated on a <b>Hard Surface</b>;</li><li>.2 be accessible by a ramp or elevator with sufficient space to maneuver with <b>Inclusive Bike Parking</b> sized bikes;</li><li>.3 include an automated door opener or kick-down door stop, where the <b>Bike Parking Space</b> location requires the bike to be maneuvered through a doorway;</li><li>.4 be constructed of theft-resistant material and securely and permanently anchored to the ground or wall with tamper-proof hardware;</li><li>.5 support two points of contact on the bike;</li><li>.6 be u-lock compatible;</li><li>.7 be located clear of pedestrian paths of travel;</li><li>.8 <u>be e-bike compatible and support up to 35 kilograms;</u></li><li>.9 <u>be located within 1 level of <b>Finished Grade</b>; and</u></li><li>.10 <u>may be located within an individual garage for <b>Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, Townhouses</b>, and <b>Stacked Townhouses</b>.</u></li></ul>	<p>To improve regulations for Long-term Bike Parking Spaces to be more functional for the bike user.</p>
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76.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, 7.4 Bike Parking, <b>Development Standards</b>	N/A	<p>7.4.7. All <b>Short-term Bike Parking Spaces</b> must:</p> <ul style="list-style-type: none"><li>.1 <u>be a horizontal <b>Bike Parking Space</b>;</u></li><li>.2 <u>be situated on a <b>Hard Surface</b>;</u></li><li>.3 <u>be constructed of theft-resistant material and securely and permanently anchored to the ground with tamper-proof hardware;</u></li><li>.4 <u>support two points of contact on the bike;</u></li><li>.5 <u>be u-lock compatible;</u></li><li>.6 <u>be located clear of pedestrian paths of travel; and</u></li><li>.7 <u>be located within 15 m of a main entrance for <b>Large Scale Multi-Unit Housing, Mixed-Use Housing,</b> commercial <b>Use,</b> industrial <b>Use,</b> community <b>Use,</b> or basic services <b>Use</b>; or</u></li><li>.8 <u>be located in a highly visible and easily accessible location for <b>Small Scale Multi-Unit Housing,</b> and <b>Medium Scale Multi-Unit Housing.</b></u></li></ul>	To provide development regulations for Short-term Bike Parking Spaces.
77.	SECTION 7: Vehicle Parking, Loading, and Bike Parking, <b>Table 7.7 – Parking, Loading, and Bike Parking Schedule</b>	<a href="#">See Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule</a>	<a href="#">See Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule</a>	To revise the loading space and pick-up/drop-off space requirements to allow for more efficient use of land and space and improve the impacts on housing affordability and commercial use viability.

**Chart A – Current Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule**

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # Pick-up/Drop- off Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
Housing						
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m <sup>2</sup> <del>NFA</del>	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	1.0 per 2800 m <sup>2</sup> <del>NFA</del>	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing <del>Small Scale Housing</del>	1.0 per Dwelling Unit	4.0 per Dwelling Unit	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , where 11 or more Dwelling Units	1.0 per 35 Dwelling Units	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial						
All commercial <b>Uses</b> not listed below	1.5 per 100 m <sup>2</sup> <del>NFA</del>	2.5 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>
Animal Services	1.0 per 100 m <sup>2</sup> <del>NFA</del>	2.0 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>	0.25 per 100 m <sup>2</sup> <del>NFA</del>
Bar Cannabis Lounge Drive-through Services Food & Beverage Service	4.0 per 100 m <sup>2</sup> <del>NFA</del>	9.0 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> NFA
Campsite	1.0 per camping space	2.0 per camping space	n/a	1.0 per 35 camping spaces	1.0 per 5 camping spaces	1.0 per 2 camping spaces
Health Service	2.0 per 100 m <sup>2</sup> <del>NFA</del>	4.0 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>
Hotel	0.75 per Sleeping Unit	1.5 per Sleeping Unit	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	1.0 per 20 Sleeping Units	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units
Light Manufacturing	1.0 per 100 m <sup>2</sup> <del>NFA</del>	2.5 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 1900 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>



Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # <del>Pick-up Drop-off Spaces</del>	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
<b>Marina</b>	1.0 per 10 boats and 10.0 per boat launch	n/a	<del>1.0 per boat launch</del>	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
<b>Major Indoor Entertainment</b>	1.5 per 100 m <sup>2</sup> <b>NFA</b> or 1 per 5 seats	3.0 per 100 m <sup>2</sup> <b>NFA</b>	<del>1.0 per 2800 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>0.2 per 100 m<sup>2</sup> <b>NFA</b></del>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Outdoor Entertainment</b>	4.0 per hectare	30.0 per hectare	1.0 per <b>Site</b>	<del>1.0 per public entrance</del>	2.0 per hectare	4.0 per <b>Site</b>
<b>Resort Accommodation</b>	1.0 per <b>Dwelling Unit</b>	4.0 per <b>Dwelling Unit</b>	<del>1.0 per 2800 m<sup>2</sup> <b>NFA</b>, where 11 or more <b>Dwelling Units</b></del>	<del>1.0 per 35 <b>Dwelling Units</b></del>	0.25 per <b>Dwelling Unit</b>	1.0 per <b>Dwelling Unit</b>
<b>Industrial</b>						
All industrial <b>Uses</b> not listed below	1.0 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	<del>1.0 per 1900 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>0.1 per 100 m<sup>2</sup> <b>NFA</b></del>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
<b>Airport Terminal and Navigation Facilities</b>	2.0 per 100 m <sup>2</sup> <b>NFA</b>	4.0 per 100 m <sup>2</sup> <b>NFA</b>	<del>1.0 per 1900 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>0.1 per 100 m<sup>2</sup> <b>NFA</b></del>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
<b>Indoor Self Storage Warehouses</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	1.5 per 100 m <sup>2</sup> <b>NFA</b>	<del>1.0 per 1900 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>0.1 per 100 m<sup>2</sup> <b>NFA</b></del>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
<b>Community</b>						
All community <b>Uses</b> not listed below	1.5 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	<del>1.0 per 2800 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>0.2 per 100 m<sup>2</sup> <b>NFA</b></del>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Housing Care Centre</b>	0.25 per <b>Sleeping Unit</b>	1.0 per <b>Sleeping Unit</b>	<del>1.0 per 2800 m<sup>2</sup> <b>NFA</b>, minimum 1 per <b>Site</b></del>	<del>1.0 per 35 <b>Sleeping Units</b></del>	1.0 per 5 <b>Sleeping Units</b>	1.0 per 2 <b>Sleeping Units</b>
<b>Outdoor Recreation Facility</b>	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a
<b>Park</b>	4.0 per hectare	30.0 per hectare	n/a	n/a	2.0 per hectare	n/a

Use	Vehicle Parking Spaces		Minimum # Commercial Vehicle Loading Spaces	Minimum # <del>Pick-up Drop-off</del> Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #			Short-Term	Long-Term
<b>School</b>	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats	8.0 per elementary classroom or 10.0 per high school classroom or 1 per 4 post-secondary seats	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	5.0 per elementary, middle, or high school public entrance or 0.2 per 100 m <sup>2</sup> <del>NFA</del> post-secondary	0.5 per 100 m <sup>2</sup> <del>NFA</del>	3.5 per elementary or middle school classroom or 7.0 per high school classroom or 1 per 6 post-secondary seats
<b>Supportive Housing</b>	0.5 per <del>Sleeping Unit</del>	1.0 per <del>Sleeping Unit</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , where 11 or more <del>Sleeping Units</del>	1.0 per 35 <del>Sleeping Units</del>	1.0 per 5 <del>Sleeping Units</del>	1.0 per 2 <del>Sleeping Units</del>
<b>Basic Services</b>						
All basic services <del>Uses</del> not listed below	1.0 per 100 m <sup>2</sup> <del>NFA</del>	2.0 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 1900 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.1 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>	0.25 per 100 m <sup>2</sup> <del>NFA</del>
<b>Health Care Facility</b>	2.0 per 100 m <sup>2</sup> <del>NFA</del>	4.0 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	0.2 per 100 m <sup>2</sup> <del>NFA</del>	1.0 per 100 m <sup>2</sup> <del>NFA</del>	0.5 per 100 m <sup>2</sup> <del>NFA</del>
<b>Agricultural</b>						
All agricultural <del>Uses</del> not listed below	n/a	n/a	n/a	n/a	n/a	n/a
<b>Additional Agricultural Dwelling</b>	1.0 per <del>Dwelling Unit</del>	4.0 per <del>Dwelling Unit</del>	n/a	n/a	n/a	1.0 per <del>Dwelling Unit</del>
<b>Agricultural Stand</b>	n/a	n/a	n/a	1.0 per <del>Site</del>	n/a	n/a
<b>Agri-Tourism Accommodation</b>	0.75 per <del>Sleeping Unit</del>	1.5 per <del>Sleeping Unit</del>	1.0 per 2800 m <sup>2</sup> <del>NFA</del> , minimum 1 per <del>Site</del>	1.0 per <del>Site</del>	1.0 per 5 <del>Sleeping Units</del>	1.0 per 2 <del>Sleeping Units</del>

**Chart B – Proposed Wording: Table 7.7 – Parking, Loading, and Bike Parking Schedule**

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Housing (Housing Loading Stall)					
Large Scale Multi-Unit Housing	0.8 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Medium Scale Multi-Unit Housing	1.0 per Dwelling Unit	2.0 per Dwelling Unit	For Apartment Housing with 35 Dwelling Units or more, minimum 1.0 required per Building	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Mobile Home Security or Operator Unit Small Scale Multi-unit Housing Rural Housing	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	0.25 per Dwelling Unit	1.0 per Dwelling Unit
Commercial (Commercial/Industrial Loading Stall)					
All commercial Uses not listed below	1.5 per 100 m <sup>2</sup> NFA	2.5 per 100 m <sup>2</sup> NFA	For 1900 m <sup>2</sup> NFA or greater, minimum 1.0 per Site	1.0 per 100 m <sup>2</sup> NFA	0.5 per 100 m2 NFA
Animal Services	1.0 per 100 m <sup>2</sup> NFA	2.0 per 100 m <sup>2</sup> NFA	For 1900 m <sup>2</sup> NFA or greater, minimum 1.0 per Site	0.5 per 100 m <sup>2</sup> NFA	0.25 per 100 m <sup>2</sup> NFA
Bar Cannabis Lounge	4.0 per 100 m <sup>2</sup> NFA	9.0 per 100 m <sup>2</sup> NFA	For 1900 m <sup>2</sup> NFA or greater, minimum 1.0 per Site	1.0 per 100 m <sup>2</sup> NFA	0.5 per 100 m2 NFA

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
<b>Drive-through Services Food &amp; Beverage Service</b>					
<b>Campsite</b>	1.0 per camping space	2.0 per camping space	n/a	1.0 per 5 camping spaces	1.0 per 2 camping spaces
<b>Child Care Services</b>	<u>1.0 per 8 children (capacity) plus 2.0 for Staff</u>	<u>n/a</u>	<u>n/a</u>	<u>1.0 per classroom</u>	<u>1.0 per classroom</u>
<b>Health Service</b>	2.0 per 100 m <sup>2</sup> <b>NFA</b>	4.0 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Hotel</b>	0.75 per <b>Sleeping Unit</b>	1.5 per <b>Sleeping Unit</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 5 <b>Sleeping Units</b>	1.0 per 2 <b>Sleeping Units</b>
<b>Light Manufacturing</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Marina</b>	1.0 per 10 boats and 10.0 per boat launch	n/a	n/a	1.0 per 10 boats and 10.0 per boat launch	n/a
<b>Major Indoor Entertainment</b>	1.5 per 100 m <sup>2</sup> <b>NFA</b> or 1 per 5 seats	3.0 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Outdoor Entertainment</b>	4.0 per hectare	30.0 per hectare	1.0 per <b>Site</b>	2.0 per hectare	4.0 per <b>Site</b>
<b>Resort Accommodation</b>	1.0 per <b>Dwelling Unit</b>	4.0 per <b>Dwelling Unit</b>	n/a	0.25 per <b>Dwelling Unit</b>	1.0 per <b>Dwelling Unit</b>

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Industrial (Commercial/Industrial Loading Stall)					
All industrial <b>Uses</b> not listed below	1.0 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
<b>Airport Terminal and Navigation Facilities</b>	2.0 per 100 m <sup>2</sup> <b>NFA</b>	4.0 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
<b>Indoor Self Storage Warehouses</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	1.5 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>
Community (Commercial/Industrial Loading Stall)					
All community <b>Uses</b> not listed below	1.5 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Housing Care Centre</b>	0.25 per <b>Sleeping Unit</b>	1.0 per <b>Sleeping Unit</b>	For 1900 m <sup>2</sup> <b>NFA</b> or greater, minimum 1.0 per <b>Site</b>	1.0 per 5 <b>Sleeping Units</b>	1.0 per 2 <b>Sleeping Units</b>
<b>Outdoor Recreation Facility</b>	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
<b>Park</b>	4.0 per hectare	30.0 per hectare	n/a	2.0 per hectare	n/a
<b>School</b>	1.5 per 100 m <sup>2</sup> <b>NFA</b>	2.5 per 100 m <sup>2</sup> <b>NFA</b>	1.0 per 2800 m <sup>2</sup> <b>NFA</b> , minimum 1 per <b>Site</b>	1.0 per 100 m <sup>2</sup> <b>NFA</b>	0.5 per 100 m <sup>2</sup> <b>NFA</b>
<b>Supportive Housing</b>	0.5 per <b>Sleeping Unit</b>	1.0 per <b>Sleeping Unit</b>	n/a	1.0 per 5 <b>Sleeping Units</b>	1.0 per 2 <b>Sleeping Units</b>
Basic Services					
All basic services <b>Uses</b> not listed below	1.0 per 100 m <sup>2</sup> <b>NFA</b>	2.0 per 100 m <sup>2</sup> <b>NFA</b>	n/a	0.5 per 100 m <sup>2</sup> <b>NFA</b>	0.25 per 100 m <sup>2</sup> <b>NFA</b>

Use	Vehicle Parking Spaces		Minimum # Loading Spaces	Minimum # Bike Parking Spaces	
	Minimum #	Maximum #		Short-Term	Long-Term
Health Care Facility	2.0 per 100 m <sup>2</sup> NFA	4.0 per 100 m <sup>2</sup> NFA	n/a	1.0 per 100 m <sup>2</sup> NFA	0.5 per 100 m <sup>2</sup> NFA
<i>Agricultural</i>					
All agricultural Uses not listed below	n/a	n/a	n/a	n/a	n/a
Additional Agricultural Dwelling	1.0 per Dwelling Unit	4.0 per Dwelling Unit	n/a	n/a	1.0 per Dwelling Unit
Agricultural Stand	n/a	n/a	n/a	n/a	n/a
Agri-Tourism Accommodation	0.75 per Sleeping Unit	1.5 per Sleeping Unit	n/a	1.0 per 5 Sleeping Units	1.0 per 2 Sleeping Units



Attachment ‘D’ – Sections 8 & 9: Agricultural & Rural Zones and Housing Zones

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.

Text proposed to be added is identified with an underline.

Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																								
78.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), <b>8.1.2 Permitted Uses</b>	No regulations.	No <u>municipal</u> regulations.	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.																								
79.	SECTION 8: Agricultural & Rural, 8.1 ALR – Agricultural Land Reserve (ALR), <b>8.1.3 Density of Housing Use</b>	<p>The number and type of <b>Dwelling Units</b> on a <b>Lot</b> with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>&gt; 1 ha (2.47 ac)</td><td>No</td><td>No regulations</td></tr><tr><td>&lt; 1 ha (2.47 ac)</td><td>No</td><td>1 <b>Dwelling Unit</b>, plus 1 <b>Secondary Suite</b></td></tr><tr><td>Any <b>Lot Area</b></td><td>Yes</td><td>No regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No regulations	< 1 ha (2.47 ac)	No	1 <b>Dwelling Unit</b> , plus 1 <b>Secondary Suite</b>	Any <b>Lot Area</b>	Yes	No regulations	<p>The number and type of <b>Dwelling Units</b> on a <b>Lot</b> with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.</p> <table><tr><th>Lot Area</th><th>Community Sewer System</th><th>Maximum Density</th></tr><tr><td>&gt; 1 ha (2.47 ac)</td><td>No</td><td>No <u>municipal</u> regulations</td></tr><tr><td>&lt; 1 ha (2.47 ac)</td><td>No</td><td>1 <b>Dwelling Unit</b>, plus 1 <b>Secondary Suite</b></td></tr><tr><td>Any <b>Lot Area</b></td><td>Yes</td><td>No <u>municipal</u> regulations</td></tr></table>	Lot Area	Community Sewer System	Maximum Density	> 1 ha (2.47 ac)	No	No <u>municipal</u> regulations	< 1 ha (2.47 ac)	No	1 <b>Dwelling Unit</b> , plus 1 <b>Secondary Suite</b>	Any <b>Lot Area</b>	Yes	No <u>municipal</u> regulations	To clarify that there are no municipal regulations that apply to ALR zoned properties, but there may be provincial and/or federal regulations that apply.
Lot Area	Community Sewer System	Maximum Density																										
> 1 ha (2.47 ac)	No	No regulations																										
< 1 ha (2.47 ac)	No	1 <b>Dwelling Unit</b> , plus 1 <b>Secondary Suite</b>																										
Any <b>Lot Area</b>	Yes	No regulations																										
Lot Area	Community Sewer System	Maximum Density																										
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Any <b>Lot Area</b>	Yes	No <u>municipal</u> regulations																										
80.	SECTION 8: Agricultural & Rural, 8.2 AGRL – Agriculture & Rural: Large Block (Non-ALR), <b>8.2.2 Permitted Uses</b>	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Housing</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Rural Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Rural Housing</b>	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
Use	Principal	Accessory																										
<i>Housing</i>																												
<b>Small Scale Housing</b>	●																											
Use	Principal	Accessory																										
<i>Housing</i>																												
<b>Rural Housing</b>	●																											
81.	SECTION 8: Agricultural & Rural, 8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR), <b>8.3.2 Permitted Uses</b>	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Housing</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Rural Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Rural Housing</b>	●		To align the permitted uses with the new definition of Rural Housing to provide greater clarity to the users of the bylaw.						
Use	Principal	Accessory																										
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<i>Housing</i>																												
<b>Rural Housing</b>	●																											

82.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.1 Purpose	To allow for a range of small-scale housing development up to 3 <b>Storeys</b> in <b>Height</b> , including <del>detached, attached, and multi-unit housing</del> on <b>Lots</b> under 4,050 m <sup>2</sup> (1 ac). This zone has <b>Site</b> and <b>Building</b> regulations that provide additional development flexibility in appropriate contexts, based on <b>Site</b> servicing and <b>Lot Area</b> .	To allow for a range of small-scale housing development up to 3 <b>Storeys</b> in <b>Height</b> , including <b>Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing</b> and <b>Townhouses</b> , on <b>Lots</b> under 4,050 m <sup>2</sup> (1 ac). This zone has <b>Site</b> and <b>Building</b> regulations that provide additional development flexibility in appropriate contexts, based on <b>Site</b> servicing and <b>Lot Area</b> .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																									
83.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.2 Permitted Uses	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td><b>Small Scale Housing</b></td><td>●</td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			<b>Small Scale Housing</b>	●		<b>Small Scale Multi-Unit Housing</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			<b>Small Scale Multi-Unit Housing</b>	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
Use	Principal	Accessory																											
<b>Housing</b>																													
<b>Small Scale Housing</b>	●																												
<b>Small Scale Multi-Unit Housing</b>	●																												
Use	Principal	Accessory																											
<b>Housing</b>																													
<b>Small Scale Multi-Unit Housing</b>	●																												
84.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.4 Subdivision Lot Area and Dimensions	<p><b>9.1.4 Subdivision Lot Area and Dimensions</b></p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th><th rowspan="2">Minimum Lot Width</th></tr><tr><th>Minimum</th><th>Maximum</th></tr><tr><td>Not Connected</td><td colspan="3">Subdivision not permitted</td></tr><tr><td>Connected</td><td>500 m<sup>2</sup> (0.125 ac)</td><td>4,050 m<sup>2</sup> (1 ac)</td><td><b>Interior Lot: 14 m</b> <b>Exterior Lot: 20 m</b></td></tr></table>	Community Sewer System	Lot Area		Minimum Lot Width	Minimum	Maximum	Not Connected	Subdivision not permitted			Connected	500 m <sup>2</sup> (0.125 ac)	4,050 m <sup>2</sup> (1 ac)	<b>Interior Lot: 14 m</b> <b>Exterior Lot: 20 m</b>	<p><b>9.1.4 Subdivision Lot Area and Dimensions</b></p> <table><tr><th rowspan="2">Community Sewer System</th><th colspan="2">Lot Area</th></tr><tr><th>Minimum</th><th>Minimum Lot Width</th></tr><tr><td>Not Connected</td><td colspan="2">Subdivision not permitted</td></tr><tr><td>Connected</td><td>250 m<sup>2</sup> (0.125 ac)</td><td><b>Interior Lot: 7 m</b> <b>Exterior Lot: 12 m</b></td></tr></table>	Community Sewer System	Lot Area		Minimum	Minimum Lot Width	Not Connected	Subdivision not permitted		Connected	250 m <sup>2</sup> (0.125 ac)	<b>Interior Lot: 7 m</b> <b>Exterior Lot: 12 m</b>	To reduce the minimum lot size and remove the maximum lot size in MUS to provide greater flexibility for the form of ownership and support housing diversity.
Community Sewer System	Lot Area			Minimum Lot Width																									
	Minimum	Maximum																											
Not Connected	Subdivision not permitted																												
Connected	500 m <sup>2</sup> (0.125 ac)	4,050 m <sup>2</sup> (1 ac)	<b>Interior Lot: 14 m</b> <b>Exterior Lot: 20 m</b>																										
Community Sewer System	Lot Area																												
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85.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.</p>	<p>.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.</p> <p>.2 For a <b>Garage</b> or carport that does not have an entry facing a <b>Street</b>, the setback from the <b>Street</b> shall be the same as the setback for a <b>Dwelling Unit</b>.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
86.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.5 Siting of Buildings	<p><a href="#">See Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)</a></p>	<p><a href="#">See Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)</a></p>	To combine the Class charts into one table to be more user-friendly to users of the bylaw.																									

**Chart C – Current Wording: Siting of Buildings by Class Type (MUS Zone)****Class 1**

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>		
	<b>Dwelling Unit(s)</b>	<b>Accessory Building(s)</b>	<b>Garage or carport</b>
<b>Street</b>	6.0 m	6.0 m	6.0 m
<b>Laneway or Alley</b>	6.0 m	1.5 m	N/A
<b>Housing-based Lot</b>	3.0 m	1.5 m	N/A
<b>Non-housing-based Lot</b>	3.0 m	1.5 m	N/A
<b>Party Wall</b>	0.0 m	0.0 m	N/A

**Class 2**

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>		
	<b>Dwelling Unit(s)</b>	<b>Accessory Building(s)</b>	<b>Garage or carport</b>
<b>Street</b>	5.0 m	5.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m	1.5 m	N/A
<b>Housing-based Lot</b>	1.5 m	1.5 m	N/A
<b>Non-housing-based Lot</b>	3.0 m	1.5 m	N/A
<b>Party Wall</b>	0.0 m	0.0 m	N/A

**Class 3**

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>		
	<b>Dwelling Unit(s)</b>	<b>Accessory Building(s)</b>	<b>Garage or carport</b>
<b>Street</b>	4.0 m	4.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m	1.5 m	N/A
<b>Housing-based Lot</b>	1.5 m	1.5 m	N/A
<b>Non-housing-based Lot</b>	3.0 m	1.5 m	N/A
<b>Party Wall</b>	0.0 m	0.0 m	N/A

**Class 4**

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>		
	<b>Dwelling Unit(s)</b>	<b>Accessory Building(s)</b>	<b>Garage or carport</b>
<b>Street</b>	4.0 m	4.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m	1.5 m	N/A
<b>Housing-based Lot</b>	1.5 m	1.5 m	N/A

<del>Non-housing-based Lot</del>	3.0 m	1.5 m	N/A
<del>Party Wall</del>	0.0 m	0.0 m	N/A

## Class 5

<del>Lot Line</del> <del>Abutting a:</del>	<del>Minimum Setback</del>		
	<del>Dwelling Unit(s)</del>	<del>Accessory Building(s)</del>	<del>Garage or carport</del>
<del>Street</del>	4.0 m	4.0 m	6.0 m
<del>Laneway or Alley</del>	1.5 m	1.5 m	N/A
<del>Housing-based Lot</del>	1.5 m	1.5 m	N/A
<del>Non-housing-based Lot</del>	3.0 m	1.5 m	N/A
<del>Party Wall</del>	0.0 m	0.0 m	N/A

**Chart D – Proposed Wording: Siting of Buildings by Class Type (MUS Zone)**

Class	Lot Line Abutting a:	Minimum Setback		
		Dwelling Unit(s)	Accessory Building(s)	Garage or carport
1	Street	6.0 m	6.0 m	6.0 m
	Laneway or Alley	6.0 m	1.5 m	N/A
	Housing-based Lot	3.0 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
2	Street	5.0 m	5.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
3	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
4	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A
5	Street	4.0 m	4.0 m	6.0 m
	Laneway or Alley	1.5 m	1.5 m	N/A
	Housing-based Lot	1.5 m	1.5 m	N/A
	Non-housing-based Lot	3.0 m	1.5 m	N/A
	Party Wall	0.0 m	0.0 m	N/A

No.	Section	Current Wording	Proposed Wording	Reason for Change																														
87.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.1 <b>Lots</b> in the classes indicated in the <del>left-hand column of the</del> following table must be provided with <b>Landscaping</b> to at least the extent indicated in the <del>right-hand column of the table</del>, and <b>Lot</b> classes shall be determined in accordance with the table in Section 9.1.3.</p> <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr><tr><td>5</td><td>25%</td></tr></table>	Class	Minimum <b>Landscaping Area</b>	1	50%	2	40%	3	25%	4	30%	5	25%	<p>.1 <b>Lots</b> in the classes indicated in the following table must be provided with <b>Landscaping</b> to at least the extent indicated, and <b>Lot</b> classes shall be determined in accordance with the table in Section 9.1.3. <u>For developments with 5 <b>Dwelling Units</b> or greater per <b>Site</b>, the <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the table.</u></p> <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th><th><b>Minimum Common &amp; Private Amenity Area(s)</b></th></tr><tr><td>1</td><td>50%</td><td>N/A</td></tr><tr><td>2</td><td>40%</td><td>N/A</td></tr><tr><td>3</td><td>25%</td><td>N/A</td></tr><tr><td>4</td><td>30%</td><td>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr><tr><td>5</td><td>25%</td><td>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table> <p><u>For developments with 20 <b>Dwelling Units</b> or greater per <b>Site</b>, a minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</u></p>	Class	Minimum <b>Landscaping Area</b>	<b>Minimum Common &amp; Private Amenity Area(s)</b>	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	5	25%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	To require minimum amenity space on MUS (Multi-Unit: Small Scale) zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy of the development.
Class	Minimum <b>Landscaping Area</b>																																	
1	50%																																	
2	40%																																	
3	25%																																	
4	30%																																	
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88.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	<p>.3 Where a proposed <b>Building</b> is located on a <b>Lot</b> abutting a <b>Laneway</b> or <b>Alley</b>, <b>Vehicle</b> access to the <b>Parking Area</b> serving the <b>Building</b> is only permitted from the <b>Laneway</b> or <b>Alley</b>.</p>	<p>.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b>.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																														
89.	SECTION 9: Housing, 9.1 MUS – Multi-Unit: Small Scale, 9.1.7 Development Regulations	N/A	<p>.5 A 1.5 m wide, lit, and clearly marked pathway from the <b>Street</b> to the main entrance of <b>Dwelling Units</b> must be provided.</p>	To require a pathway from the street to dwelling units for accessibility and safety.																														



90.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.1 Purpose</b>	To allow for a range of small-scale low-density housing development up to 3 <b>Storeys</b> in <b>Height</b> , including detached, attached, and multi-unit housing based <b>Buildings</b> on <b>Lots</b> greater than 4,050 m <sup>2</sup> (1 ac) in <b>Lot Area</b> . This zone has <b>Site</b> and <b>Building</b> regulations that provide additional development flexibility in appropriate contexts, based on <b>Site</b> servicing and <b>Lot Area</b> .	To allow for a range of small-scale low-density housing development up to 3 <b>Storeys</b> in <b>Height</b> , including <b>Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing, and Townhouses</b> on <b>Lots</b> greater than 4,050 m <sup>2</sup> (1 ac) in <b>Lot Area</b> . This zone has <b>Site</b> and <b>Building</b> regulations that provide additional development flexibility in appropriate contexts, based on <b>Site</b> servicing and <b>Lot Area</b> .	To be more specific in the purpose statement about the built forms that are intended in this zone to support housing diversity.																											
91.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.2 Permitted Uses</b>	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Housing</b></td><td>●</td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Housing</b>	●		<b>Small Scale Multi-Unit Housing</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Multi-Unit Housing</b>	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)						
Use	Principal	Accessory																													
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<b>Small Scale Multi-Unit Housing</b>	●																														
92.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.5 Siting of Buildings</b>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.	<p>.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.</p> <p>.2 For a <b>Garage</b> or carport that does not have an entry facing a <b>Street</b>, the setback from the <b>Street</b> shall be the same as the setback for a <b>Dwelling Unit</b>.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																											
93.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.7 Development Regulations</b>	<p>.1 <b>Lots</b> in the classes indicated in the left-hand column of the following table must be provided with <b>Landscaping</b> to at least the extent indicated in the second column and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right-hand column, and <b>Lot</b> classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th><th>Minimum <b>Common &amp; Private Amenity Area(s)</b></th></tr><tr><td>1</td><td>60%</td><td rowspan="4">5 m<sup>2</sup> / <b>bachelor Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr><tr><td>2</td><td>50%</td></tr><tr><td>3</td><td>50%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum <b>Landscaping Area</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>	1	60%	5 m <sup>2</sup> / <b>bachelor Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	2	50%	3	50%	4	30%	<p>.1 <b>Lots</b> in the classes indicated in the following table must be provided with <b>Landscaping</b> to at least the extent indicated. For developments with 5 <b>Dwelling Units</b> or greater per <b>Site</b>, the <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated. <b>Lot</b> classes shall be determined in accordance with the table in Section 9.2.3.</p> <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th><th>Minimum <b>Common &amp; Private Amenity Area(s)</b></th></tr><tr><td>1</td><td>60%</td><td>n/a</td></tr><tr><td>2</td><td>50%</td><td>n/a</td></tr><tr><td>3</td><td>50%</td><td>n/a</td></tr><tr><td>4</td><td>30%</td><td>5 m<sup>2</sup> / <b>studio Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table> <p>For developments with 20 <b>Dwelling Units</b> or greater per <b>Site</b>, a minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</p>	Class	Minimum <b>Landscaping Area</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>	1	60%	n/a	2	50%	n/a	3	50%	n/a	4	30%	5 m <sup>2</sup> / <b>studio Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	To require minimum private and common amenity space for developments with 5 or more units in MUA (Multi-Unit Acreage: Small Scale) that is consistent with the MUS (Multi-Unit: Small Scale) zone; and to change wording from “bachelor” to “studio”.
Class	Minimum <b>Landscaping Area</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>																													
1	60%	5 m <sup>2</sup> / <b>bachelor Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom																													
2	50%																														
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Class	Minimum <b>Landscaping Area</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>																													
1	60%	n/a																													
2	50%	n/a																													
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4	30%	5 m <sup>2</sup> / <b>studio Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom																													

94.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.7 Development Regulations</b>	<del>.3 Where a proposed <b>Building</b> is located on a <b>Lot</b> abutting a <b>Laneway</b> or <b>Alley</b>, <b>Vehicle</b> access to the <b>Parking Area</b> serving the <b>Building</b> is only permitted from the <b>Laneway</b> or <b>Alley</b>.</del>	.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
95.	SECTION 9: Housing, 9.2 MUA – Multi-Unit Acreage: Small Scale, <b>9.2.7 Development Regulations</b>	N/A	.5 <u>A 1.5 m wide, lit, and clearly marked pathway from the <b>Street</b> to the main entrance of <b>Dwelling Units</b> must be provided.</u>	To require a pathway from the street to dwelling units for accessibility and safety.																					
96.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, <b>9.3.2 Permitted Uses</b>	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td><b>Mobile Home</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			<b>Mobile Home</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td><b>Mobile Home</b></td><td>●</td><td></td></tr><tr><td><b>Security or Operator Dwelling Unit</b></td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			<b>Mobile Home</b>	●		<b>Security or Operator Dwelling Unit</b>		●	To permit a security or operator dwelling unit in the MHS – Mobile Home Site zone.
Use	Principal	Accessory																							
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Use	Principal	Accessory																							
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<b>Security or Operator Dwelling Unit</b>		●																							
97.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, <b>9.3.5 Development Regulations</b>	N/A	.3 <u>One <b>Security or Operator Dwelling Unit</b> is permitted on a <b>Lot</b>.</u>	To permit a Security or Operator Dwelling Unit on a Mobile Home Lot.																					
98.	SECTION 9: Housing, 9.3 MHS – Mobile Home Site, <b>9.3.5 Development Regulations</b>	N/A	.4 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																					
99.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.1 Purpose</b>	To allow for a range of small to medium scale housing development up to 4 <b>Storeys</b> in <b>Height</b> , in the form of <b>Townhouses</b> and multi-unit housing in developing and redeveloping areas. <del><b>Small Scale Housing</b> development is not intended in this zone unless it forms part of a larger multi-unit housing development. The scale of development in this zone may act as a transition between <b>Small Scale Housing</b> development and <b>Large Scale Multi-Unit Housing</b> development exceeding 4 <b>Storeys</b> in <b>Height</b>.</del>	To allow for a range of small to medium scale housing development up to 4 <b>Storeys</b> in <b>Height</b> , in the form of low-rise <b>Single Stair Egress Apartment Buildings</b> , <b>Apartment Housing</b> , <b>Stacked Townhouses</b> , and <b>Townhouses</b> in developing and redeveloping areas. <b>Detached Housing</b> , <b>Duplex Housing</b> and <b>Semi-Detached Housing</b> development is not intended in this zone unless it forms part of a <b>Medium Scale Multi-Unit Housing</b> development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																					

100.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.2 Permitted Uses</b>	<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)													
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101.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.5 Siting of Buildings</b>	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street</b>, <b>Lot</b>, <b>Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the tab.</p>	<p>.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street</b>, <b>Lot</b>, <b>Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the table.</p> <p>.2 For a <b>Garage</b> or carport that does not have an entry facing a <b>Street</b>, the setback from the <b>Street</b> shall be the same as the setback for a <b>Dwelling Unit</b>.</p>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																																														
102.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.5 Siting of Buildings</b>	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td>4.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	4.0 m	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	<table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="3">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th><th>Garage or carport or Parkade Entrance</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td><td>6.0 m</td></tr><tr><td>Laneway or Alley</td><td>1.5 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td><td>N/A</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td><td>N/A</td></tr></table>	Lot Line Abutting a:	Minimum Setback			Dwelling Unit(s)	Accessory Building(s)	Garage or carport or Parkade Entrance	Street	4.0 m	4.0 m	6.0 m	Laneway or Alley	1.5 m	1.5 m	N/A	Lot	3.0 m	1.5 m	N/A	Party Wall	0.0 m	0.0 m	N/A	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
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103.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.7 Development Regulations</b>	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the left-hand column of the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m<sup>2</sup> / <del>bachelor</del> <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m <sup>2</sup> / <del>bachelor</del> <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>30%</td><td>5 m<sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m <sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.																																						
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104.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.7 Development Regulations</b>	<del>.5 <b>Vehicle</b> access to the development is only permitted through either a <b>Drive Aisle</b> shared by at least 3 units or a rear <b>Laneway</b>.</del>	.5 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																		
105.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.7 Development Regulations</b>	<del>.6 A <b>Small Scale Housing Use</b> must only be located on the same <b>Lot</b> or <b>Site</b> as a <b>Small, Medium or Large Scale Multi-Unit Housing Use</b>.</del>	.6 <del><i>Deleted.</i></del>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.																																		
106.	SECTION 9: Housing, 9.4 MUM – Multi-Unit: Medium Scale, <b>9.4.7 Development Regulations</b>	N/A	.7 A 1.5 m wide, lit, and clearly marked pathway from the <b>Street</b> to the main entrance of <b>Dwelling Units</b> must be provided.	To require a pathway from the street to dwelling units for accessibility and safety.																																		
107.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.1 Purpose</b>	To allow for a range of medium scale housing development up to <del>8</del> <b>Storeys</b> in <b>Height</b> , in the form of multi-unit housing in developing and redeveloping areas. <del><b>Small Scale Multi-Unit Housing</b></del> development is not intended in this zone unless they form part of a <b>Medium</b> or <b>Large Scale Multi-Unit Housing</b> development.	To allow for a range of medium <del>to large</del> scale housing development up to <del>6</del> <b>Storeys</b> in <b>Height</b> , in the form of <b>Apartment Housing, Single Stair Egress Apartment Buildings</b> , and <b>Stacked Townhouses</b> on multiple lots and land assemblies. <b>Detached Housing, Duplex Housing, Semi-Detached Housing</b> , and <b>Townhouse</b> development is not intended in this zone unless they form part of a <b>Medium</b> or <b>Large Scale Multi-Unit Housing</b> development.	To be more specific in the purpose statement about the built forms that are intended in this zone to support a vibrant community.																																		
108.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.5 Siting of Buildings</b>	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right hand column of the table.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td><del>4.0 m</del></td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	<del>4.0 m</del>	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the table.</p> <table><tr><th rowspan="2">Lot Line Abutting a:</th><th colspan="2">Minimum Setback</th></tr><tr><th>Dwelling Unit(s)</th><th>Accessory Building(s)</th></tr><tr><td>Street</td><td>4.0 m</td><td>4.0 m</td></tr><tr><td>Laneway or Alley</td><td><u>1.5 m</u></td><td>1.5 m</td></tr><tr><td>Lot</td><td>3.0 m</td><td>1.5 m</td></tr><tr><td>Party Wall</td><td>0.0 m</td><td>0.0 m</td></tr></table>	Lot Line Abutting a:	Minimum Setback		Dwelling Unit(s)	Accessory Building(s)	Street	4.0 m	4.0 m	Laneway or Alley	<u>1.5 m</u>	1.5 m	Lot	3.0 m	1.5 m	Party Wall	0.0 m	0.0 m	To reduce the laneway setback to be consistent across housing and mixed-use zones to provide flexibility for constrained sites while maintaining sight lines for safety.
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109.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.6 Size of Buildings</b>	<b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (<b>8 Storeys</b>)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m ( <b>8 Storeys</b> )	Accessory Building(s)	4.5 m	<b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table. <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Dwelling Unit(s)</td><td>30 m (<b>6 Storeys</b>)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Dwelling Unit(s)	30 m ( <b>6 Storeys</b> )	Accessory Building(s)	4.5 m	To reduce the height for apartments from 8 storeys to 6 storeys.
Type	Maximum Height															
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110.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.6 Size of Buildings</b>	N/A	<div><div>.1 For the purposes of calculating <b>Height</b> in this zone, parking levels below <b>Finished Grade</b> will not count as a <b>Storey</b>, and up to 2 levels of parking above <b>Finished Grade</b> will not count as a <b>Storey</b>.</div><div>.2 For the purposes of calculating <b>Height</b> in this zone, rooftop accesses and enclosed storage areas that service rooftop <b>Common Amenity Areas</b> will not count as a <b>Storey</b>.</div></div>	To provide flexibility for exempting parking structures from height maximums; and to allow storage areas for patio furniture and other common amenity area items on rooftops.												
111.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.7 Development Regulations</b>	<div><div>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the left-hand column of the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right-hand column of the table.</div><table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / bachelor <b>Dwelling Unit</b> 10 m² / 1 bedroom <b>Dwelling Unit</b> 15 m² / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / bachelor <b>Dwelling Unit</b> 10 m² / 1 bedroom <b>Dwelling Unit</b> 15 m² / <b>Dwelling Unit</b> with more than 1 bedroom	<div><div>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</div><table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>25%</td><td>5 m² / studio <b>Dwelling Unit</b> 10 m² / 1 bedroom <b>Dwelling Unit</b> 15 m² / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table><div>A minimum of 4 m² per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</div></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	25%	5 m² / studio <b>Dwelling Unit</b> 10 m² / 1 bedroom <b>Dwelling Unit</b> 15 m² / <b>Dwelling Unit</b> with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.				
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25%	5 m² / studio <b>Dwelling Unit</b> 10 m² / 1 bedroom <b>Dwelling Unit</b> 15 m² / <b>Dwelling Unit</b> with more than 1 bedroom															
112.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, <b>9.5.7 Development Regulations</b>	<div><div>.5 <b>Vehicle</b> access to the development is only permitted through either a <b>Drive Aisle</b> shared by at least 3 units or a rear <b>Laneway</b>.</div></div>	<div><div>.5 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b>.</div></div>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.												

113.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	.6 A <del>Small Scale Multi-Unit Housing Use</del> must only be located on the same <del>Lot</del> or <del>Site</del> as a <del>Medium or Large Scale Multi-Unit Housing Use</del>	.6 <del>Deleted.</del>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
114.	SECTION 9: Housing, 9.5 MSH – Medium Scale Housing, 9.5.7 Development Regulations	N/A	.7 A 1.5 m wide, lit, and clearly marked pathway from the <del>Street</del> to the main entrance of <del>Dwelling Units</del> must be provided.	To require a pathway from the street to dwelling units for accessibility and safety.



Attachment ‘E’ – Sections 10 & 11: Resort and Commercial Mixed-Use Zones

Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.  
Text proposed to be added is identified with an underline.  
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change																									
115.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, <b>10.1.2 Permitted Uses</b>	<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Housing</b></td><td>●</td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Housing</b>	●		<b>Small Scale Multi-Unit Housing</b>	●		<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><i>Housing</i></td><td></td><td></td></tr><tr><td><b>Small Scale Multi-Unit Housing</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<i>Housing</i>			<b>Small Scale Multi-Unit Housing</b>	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)				
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116.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, <b>10.1.5 Siting of Buildings</b>	.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.	.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table. .2 For a <b>Garage</b> or carport that does not have an entry facing a <b>Street</b> , the setback from the <b>Street</b> shall be the same as the setback for a <b>Dwelling Unit</b> .	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.																									
117.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, <b>10.1.7 Development Regulations</b>	.1 <b>Lots</b> in the classes indicated in the left-hand column of the following table must be provided with <b>Landscaping</b> to at least the extent indicated in the right-hand column of the table, and <b>Lot</b> classes shall be determined in accordance with the table in Section 10.1.3. <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th></tr><tr><td>1</td><td>50%</td></tr><tr><td>2</td><td>40%</td></tr><tr><td>3</td><td>25%</td></tr><tr><td>4</td><td>30%</td></tr></table>	Class	Minimum <b>Landscaping Area</b>	1	50%	2	40%	3	25%	4	30%	.1 <b>Lots</b> in the classes indicated in the following table must be provided with <b>Landscaping</b> to at least the extent indicated, and <b>Lot</b> classes shall be determined in accordance with the table in Section 10.1.3. <u>For developments with 5 <b>Dwelling Units</b> or greater per <b>Site</b>, the <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the table.</u> <table><tr><th>Class</th><th>Minimum <b>Landscaping Area</b></th><th><b>Minimum Common and/or Private Amenity Area(s)</b></th></tr><tr><td>1</td><td>50%</td><td>N/A</td></tr><tr><td>2</td><td>40%</td><td>N/A</td></tr><tr><td>3</td><td>25%</td><td>N/A</td></tr><tr><td>4</td><td>30%</td><td>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table> <p>For developments with 20 <b>Dwelling Units</b> or greater per <b>Site</b>, a minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</p>	Class	Minimum <b>Landscaping Area</b>	<b>Minimum Common and/or Private Amenity Area(s)</b>	1	50%	N/A	2	40%	N/A	3	25%	N/A	4	30%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	To require minimum amenity space on RTH – Resort Tourist Housing zoned properties that are developing 5 or more units, and to require common amenity space for properties that are developing 20 or more units to encourage vibrancy and community togetherness.
Class	Minimum <b>Landscaping Area</b>																												
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118.	SECTION 10: Resort, 10.1 RTH – Resort Tourist Housing, 10.1.7 Development Regulations	<del>.3 Where a proposed <b>Building</b> is located on a <b>Lot</b> abutting a <b>Laneway</b> or <b>Alley</b>, <b>Vehicle</b> access to the <b>Parking Area</b> serving the <b>Building</b> is only permitted from the <b>Laneway</b> or <b>Alley</b>.</del>	.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																						
119.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.1 Purpose	To <del>designate and preserve land for</del> mixed-use development of destination commercial visitor accommodation in a pedestrian oriented resort environment <del>providing a mixture of recreational, cultural, retail, and entertainment services; and to allow for permanent residences.</del>	To <u>provide a zone for</u> mixed-use development of destination commercial visitor accommodation <u>and permanent residences</u> in a pedestrian oriented resort environment <u>including</u> a mixture of recreational, cultural, retail, and entertainment services.	To refine the purpose statement.																																																						
120.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.2 Permitted Uses	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Housing</b></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td><del>Small Scale Housing</del></td><td><del>●</del></td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Security or Operator Dwelling Unit		●	<del>Small Scale Housing</del>	<del>●</del>		Small Scale Multi-Unit Housing	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Housing</b></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Security or Operator Dwelling Unit</td><td></td><td>●</td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Security or Operator Dwelling Unit		●	Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-Unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)									
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122.	Section 10: Resort, 10.2 RCC – Resort Commercial Centre, 10.2.7 Development Regulations	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the left-hand column of the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right-hand column of the table.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m<sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m <sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table> <p>A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</p>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.																															
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124.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.1 Purpose	To allow for a range of small-scale commercial and <b>Mixed-Use Housing</b> development up to 4 <b>Storeys</b> in <b>Height</b> to provide goods and services to residents at the neighbourhood level.	To allow for a range of <u>neighbourhood</u> scale commercial, <u>residential</u> , and <b>Mixed-Use Housing</b> development up to 4 <b>Storeys</b> in <b>Height</b> to provide goods and services to residents at the neighbourhood level.	To refine the purpose statement to be more specific about the uses intended in this zone.																																							
125.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.2 Permitted Uses	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed Use Housing	●		Small Scale Housing	●		Small Scale Multi-Unit Housing	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td><b>Housing</b></td><td></td><td></td></tr><tr><td>Large Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-Unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-Unit Housing	●		Medium Scale Multi-Unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	●		To update permitted uses to align with new definitions (Small Scale Housing and Small Scale Multi-unit Housing definitions are proposed to be combined to improve clarity and provide greater flexibility for built forms.)
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126.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.5 Siting of Buildings	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street</b> , <b>Lot</b> or <b>Laneway</b> or <b>Alley</b> , according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.	<div><div>.1 <b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street</b>, <b>Lot</b> or <b>Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right-hand column of the table.</div><div>.2 For a <b>Garage</b> or carport that does not have an entry facing a <b>Street</b>, the setback from the <b>Street</b> shall be the same as the setback for a <b>Dwelling Unit</b>.</div></div>	To respond to concerns from the community and change the regulation for a side or rear entry garage to match what it was previously under Zoning Bylaw No. 5000.										
127.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	<div><div>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the left-hand column of the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right-hand column of the table.</div><table><thead><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr></thead><tbody><tr><td>30%</td><td>5 m<sup>2</sup> / <del>bachelor</del> <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></tbody></table></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m <sup>2</sup> / <del>bachelor</del> <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	<div><div>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</div><table><thead><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr></thead><tbody><tr><td>30%</td><td>5 m<sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <u>Setbacks</u>.</td></tr></tbody></table></div>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	30%	5 m <sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <u>Setbacks</u> .		To establish a minimum amount of common amenity space to encourage livability and community togetherness; and to change wording from “bachelor” to “studio”.
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A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <u>Setbacks</u> .														
128.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	<div><div>.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b>. <del>Where there is no abutting <b>Laneway</b>, <b>Vehicle</b> access must be from a <b>Flanking Street</b> for <b>Corner Sites</b>.</del></div></div>	<div><div>.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b>.</div></div>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										

129.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.4 Despite the <b>Setbacks</b> specified in Subsection 11.1.5:  i. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas must not be located between a <b>Principal Building</b> and a <b>Street</b> and must provide a minimum 2.0 m wide <b>Landscape Buffer</b> where <b>Adjacent</b> to a <b>Street</b> .  ii. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas may project into, or be located within, a <b>Setback</b> abutting another <b>Site</b> where a minimum 1.5 m wide <b>Landscape Buffer</b> is provided <b>Adjacent</b> to the <b>Lot Line</b> .	.4 Despite the <b>Setbacks</b> specified in Subsection 11.1.5:  i. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas must not be located between a <b>Principal Building</b> and a <b>Street</b> .  ii. <u>Deleted.</u>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
130.	SECTION 11: Commercial Mixed-Use Zones, 11.1 CMUN – Commercial Mixed-Use: Neighbourhood, 11.1.7 Development Regulations	.5 A <del>Small Scale Housing Use or Small, Medium or Large Scale Multi-unit Housing Use</del> must only be located on the same <b>Lot</b> or <b>Site</b> as a <b>Mixed Use Housing Use</b> .	.5 <u>Deleted.</u>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
131.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, 11.2.1 Purpose	To allow for a range of medium scale commercial and <b>Mixed-Use Housing</b> development up to <b>8 Storeys in Height</b> to provide employment opportunities and housing at the community level.	To allow for a range of medium scale commercial, <u>residential</u> , and <b>Mixed-Use Housing</b> development up to <b>6 Storeys in Height</b> to provide employment opportunities, <u>services, retail</u> , and housing at the community level.	To refine the purpose statement to be more specific about the uses intended in this zone.

132.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, <b>11.2.2 Permitted Uses</b>	<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Housing</b></td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		<p>.1 Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Housing</b></td></tr><tr><td>Large Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Medium Scale Multi-unit Housing</td><td>●</td><td></td></tr><tr><td>Mixed-Use Housing</td><td>●</td><td></td></tr><tr><td>Small Scale Multi-Unit Housing</td><td colspan="2">See 11.2.2.2</td></tr></table> <p>.2 Notwithstanding 11.2.2.1, <b>Small Scale Multi-Unit Housing</b> is a permitted <b>Use</b> on <b>Lots</b> that are:</p> <ul style="list-style-type: none"><li>i. Zoned <b>CMUB – Commercial Mixed-Use: Business</b>;</li><li>ii. located south of 43 Ave; and</li><li>iii. are less than 1,000 m² in <b>Lot Area</b>.</li></ul>	Use	Principal	Accessory	<b>Housing</b>			Large Scale Multi-unit Housing	●		Medium Scale Multi-unit Housing	●		Mixed-Use Housing	●		Small Scale Multi-Unit Housing	See 11.2.2.2		To be inclusive of Small Scale Multi-Unit Housing in specific areas of the City that are zoned CMUB – Commercial Mixed-Use Business to provide flexible development for property owners.
Use	Principal	Accessory																																			
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133.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, <b>11.2.5 Siting of Buildings</b>	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <del><b>Building</b> or <b>Structure</b></del> described in the right hand column of the table.</p>	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>.</p>	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																	
134.	SECTION 11: Commercial Mixed-Use Zones, 11.2 CMUB – Commercial Mixed-Use: Business, <b>11.2.6 Size of Buildings</b>	<p><b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (8 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	30 m (8 Storeys)	Accessory Building(s)	4.5 m	<p>.1 <b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>30 m (6 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 For the purposes of calculating <b>Height</b> in this zone, parking levels below <b>Finished Grade</b> will not count as a <b>Storey</b>, and up to 2 levels of parking above <b>Finished Grade</b> will not count as a <b>Storey</b>.</p> <p>.3 For the purposes of calculating <b>Height</b> in this zone, rooftop accesses and enclosed storage areas that service rooftop <b>Common Amenity Areas</b> will not count as a <b>Storey</b>.</p>	Type	Maximum Height	Principal Building(s)	30 m (6 Storeys)	Accessory Building(s)	4.5 m	To reduce the height for buildings from 8 storeys to 6 storeys in this zone, and to introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.																					
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135.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, <b>11.2.7</b> <b>Development</b> <b>Regulations</b>	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the left hand column of the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated in the right hand column.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m<sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m <sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	<p>.1 <b>Lots</b> in this zone must be provided with <b>Landscaping</b> to at least the extent indicated in the following table and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</p> <table><tr><th>Minimum Landscaping Area</th><th>Minimum Common &amp; Private Amenity Area(s)</th></tr><tr><td>20%</td><td>5 m<sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</td></tr><tr><td colspan="2">A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</td></tr></table>	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)	20%	5 m <sup>2</sup> / <u>studio</u> <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom	A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b> .		To establish a minimum amount of common amenity space to encourage livability and vibrancy; and to change wording from “bachelor” to “studio”.
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136.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, <b>11.2.7</b> <b>Development</b> <b>Regulations</b>	<p>.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b>. <del>Where there is no abutting <b>Laneway</b>, <b>Vehicle</b> access must be from a <b>Flanking Street</b> for <b>Corner Sites</b>.</del></p>	<p>.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b>.</p>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.										
137.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, <b>11.2.7</b> <b>Development</b> <b>Regulations</b>	<p>.4 Despite the <b>Setbacks</b> specified in Subsection 11.2.5:</p> <p>i. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas must not be located between a <b>Principal Building</b> and a <b>Street</b> and must provide a minimum 2.0 m wide <b>Landscape Buffer</b> where <b>Adjacent</b> to a <b>Street</b>.</p> <p>ii. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas may project into, or be located within, a <b>Setback</b> abutting another <b>Site</b> where a minimum 1.5 m wide <b>Landscape Buffer</b> is provided <b>Adjacent</b> to the <b>Lot Line</b>.</p>	<p>.4 Despite the <b>Setbacks</b> specified in Subsection 11.1.5:</p> <p>i. <b>Surface Parking Lots</b> and loading, storage, and waste collection areas must not be located between a <b>Principal Building</b> and a <b>Street</b>.</p> <p>ii. <u>Deleted.</u></p>	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.										



138.	SECTION 11: Commercial Mixed- Use Zones, 11.2 CMUB – Commercial Mixed- Use: Business, <b>11.2.7 Development Regulations</b>	.5 <del>Medium or Large Scale Multi-unit Housing Uses</del> must only be located on the same <del>Lot or Site</del> as a <del>Mixed-Use Housing Use</del> .	.5 <del>Deleted.</del>	To be inclusive with built forms permitted in zones that provide housing; and to alleviate constraints on existing legal non-conforming properties.
139.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.1 Purpose</b>	To allow for a range of large scale commercial and <b>Mixed-Use Housing</b> development up to 16 <b>Storeys</b> in <b>Height</b> to provide employment opportunities and housing in the City centre areas.	To allow for a range of large scale commercial, <u>residential</u> , and <b>Mixed-Use Housing</b> development up to 16 <b>Storeys</b> in <b>Height</b> to provide employment opportunities, <u>services, retail, entertainment</u> , and housing in the City Centre areas.	To refine the purpose statement to be more specific about the uses intended in this zone to promote a vibrant downtown.
140.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.5 Siting of Buildings</b>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , according to the character of the <del>Building or Structure</del> described in the right hand column of the table.	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.



141.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.5 Siting of Buildings</b>	<p><b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	<p>.1 <b>Buildings</b> and <b>Structures</b> of the type indicated in the left-hand column of the following table must not exceed the <b>Height</b> indicated in the right-hand column of the table.</p> <table><tr><th>Type</th><th>Maximum Height</th></tr><tr><td>Principal Building(s)</td><td>60 m (16 Storeys)</td></tr><tr><td>Accessory Building(s)</td><td>4.5 m</td></tr></table> <p>.2 <u>For the purposes of calculating <b>Height</b> in this zone, parking levels below <b>Finished Grade</b> will not count as a <b>Storey</b>, and up to 2 levels of parking above <b>Finished Grade</b> will not count as a <b>Storey</b>.</u></p> <p>.3 <u>For the purposes of calculating <b>Height</b> in this zone, rooftop accesses and enclosed storage areas that service rooftop <b>Common Amenity Areas</b> will not count as a <b>Storey</b>.</u></p>	Type	Maximum Height	Principal Building(s)	60 m (16 Storeys)	Accessory Building(s)	4.5 m	To reduce the setback in this City Centre zone to allow for a consistent street wall as the City Centre redevelops to encourage community safety and contribute to a vibrant downtown; and to introduce flexibility for exempting parking structures and rooftop common amenity areas from maximum number of storeys.
Type	Maximum Height															
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142.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.7 Development Regulations</b>	<p><del>.1 Minimum <b>Common</b> and <b>Private Amenity Area</b> is 5 m<sup>2</sup> per <b>Dwelling Unit</b>.</del></p>	<p>.1 <u><b>Lots</b> in this zone must not exceed the maximum <b>Site Coverage</b> indicated in the following table, and <b>Dwelling Units</b> must be provided with <b>Amenity Areas</b> of at least the extent indicated.</u></p> <table><tr><th>Maximum <b>Site Coverage</b></th><th>Minimum <b>Common &amp; Private Amenity Area(s)</b></th></tr><tr><td><u>100%</u></td><td><u>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</u></td></tr><tr><td colspan="2"><u>A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</u></td></tr></table>	Maximum <b>Site Coverage</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>	<u>100%</u>	<u>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</u>	<u>A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</u>		To relocate the amenity space requirement into a chart, and establish a minimum amount of common amenity space to encourage community togetherness.						
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<u>100%</u>	<u>5 m<sup>2</sup> / studio <b>Dwelling Unit</b> 10 m<sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m<sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom</u>															
<u>A minimum of 4 m<sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b>.</u>																

143.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.7 Development Regulations</b>	.3 <del>Vehicle</del> access must be from an abutting <del>Laneway</del> . Where there is no abutting <del>Laneway</del> , <del>Vehicle</del> access must be from a <del>Flanking Street</del> for <del>Corner Sites</del> .	.3 <u>Vehicle</u> access must be from an abutting <u>Laneway</u> where a <u>Laneway</u> is available. Where no <u>Laneway</u> is available, access shall be from the lower classification of road. One <u>Vehicle</u> access per <u>Site</u> shall be permitted, or as determined by the <u>Director of Planning &amp; Community Services</u> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
144.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.7 Development Regulations</b>	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5:  i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> and must provide a minimum 2.0 m wide <u>Landscape Buffer</u> where <u>Adjacent</u> to a <u>Street</u> .  ii. <del>Surface Parking Lots</del> and loading, storage, and waste collection areas may project into, or be located within, a <u>Setback</u> abutting another <u>Site</u> where a minimum 1.5 m wide <u>Landscape Buffer</u> is provided <u>Adjacent</u> to the <u>Lot Line</u> .	.4 Despite the <u>Setbacks</u> specified in Subsection 11.3.5:  i. <u>Surface Parking Lots</u> and loading, storage, and waste collection areas must not be located between a <u>Principal Building</u> and a <u>Street</u> .  ii. <u>Deleted</u> .	To relocate regulations regarding landscape requirements into Section 6, in a next phase of Zoning Bylaw amendments.
145.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.7 Development Regulations</b>	.5 <del>Medium or Large Scale Multi-unit Housing Uses</del> must only be located on the same <del>Lot or Site</del> as a <u>Mixed-Use Housing Use</u> .	.5 <u>Deleted</u> .	To be inclusive with built forms permitted in the City Centre to encourage a vibrant downtown; and to alleviate constraints on existing legal non-conforming properties.
146.	SECTION 11: Commercial Mixed- Use Zones, 11.3 CMUC – Commercial Mixed- Use: Centre, <b>11.3.7 Development Regulations</b>	N/A	.6 <u>Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing, and/or Large Scale Multi-Unit Housing</u> can only be located on the same <u>Lot</u> or <u>Site</u> as a <u>Mixed-Use Housing Use</u> with a minimum of one principal commercial <u>Use</u> per <u>Site</u> on the following streets:  i. <u>30<sup>th</sup> Ave between 35 St and 27 St.</u>	To establish a regulation to require at least one commercial use in each building along specific streets to contribute to a vibrant downtown.

Attachment ‘F’ – Sections 12 – 16: Industrial, Community & Servicing, Parks, Comprehensive Development, and Overlays & Modifiers

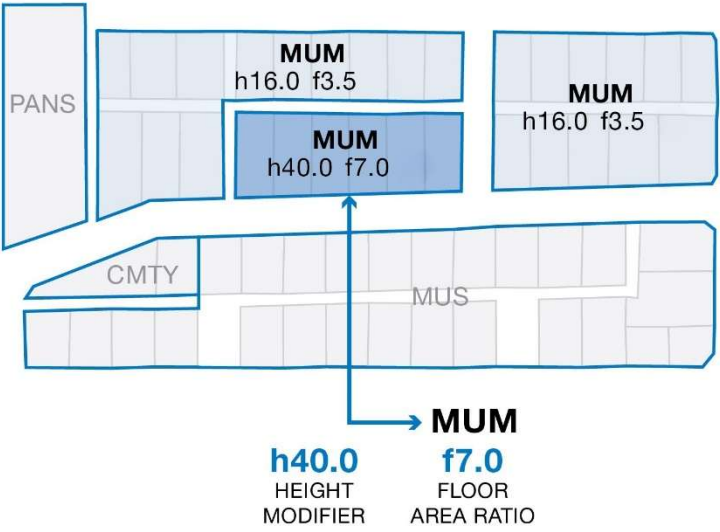
Proposed Text Amendments to Zoning Bylaw 6000

Text proposed to be removed is identified with ~~strikethrough~~.  
Text proposed to be added is identified with an underline.  
Text that is a defined term in the General Definitions (Section 2.3) is identified in **bold blue**.

No.	Section	Current Wording	Proposed Wording	Reason for Change
147.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, <b>12.1.1</b> <b>Purpose</b>	To allow for light industrial and a variety of small commercial businesses <del>with a high standard of design</del> that carry out a portion of their operation outdoors or require outdoor storage areas.	To allow for light industrial and a variety of small commercial businesses that <u>may</u> carry out a portion of their operation outdoors or require outdoor storage areas.	To remove references to design from the Zoning Bylaw and relocate it to the Official Community Plan Bylaw – Design Guidelines.
148.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, <b>12.1.5</b> <b>Siting of Buildings</b>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , <del>according to the character of the Building or Structure described in the right hand column of the table.</del>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
149.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, <b>12.1.7</b> <b>Development Regulations</b>	.1 The minimum <b>Landscaping</b> area is <del>20%</del> .	.1 The minimum <b>Landscaping</b> area is <u>10%</u> .	To respond to concerns raised and increase the amount of site coverage for industrial uses.
150.	SECTION 12: Industrial, 12.1 INDL – Light Industrial, <b>12.1.7</b> <b>Development Regulations</b>	N/A	.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> <del>shall be permitted, or as determined by the Director of Planning &amp; Community Services.</del>	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.
151.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, <b>12.2.4</b> <b>Siting of Buildings</b>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , <del>according to the character of the Building or Structure described in the right hand column of the table.</del>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.
152.	SECTION 12: Industrial, 12.2 INDA – Airport Industrial, <b>12.2.6</b> <b>Development Regulations</b>	.1 The maximum <b>Site Coverage</b> is <del>80%</del> .	.1 The maximum <b>Site Coverage</b> is <u>90%</u> .	To respond to concerns raised and increase the amount of site coverage for airport industrial uses.

153.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, <b>13.1.1 Purpose</b>	To provide a zone for community <b>Uses</b> and <b>Accessory</b> commercial <b>Uses</b> .	To provide a zone for community <b>Uses</b> including civic services, outdoor recreation, indoor and outdoor entertainment, and <b>Accessory</b> commercial <b>Uses</b> .	To provide examples of community uses in the purpose statement.																																																									
154.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, <b>13.1.2 Permitted Uses</b>	<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Commercial</b></td></tr><tr><td><b>Accessory Parking</b></td><td></td><td>●</td></tr><tr><td><b>Food and Beverage Service</b></td><td></td><td>●</td></tr><tr><td><b>Health Service</b></td><td>●</td><td></td></tr><tr><td><b>Indoor Sales and Service</b></td><td></td><td>●</td></tr><tr><td><b>Major Indoor Entertainment</b></td><td>●</td><td></td></tr><tr><td><b>Minor Indoor Entertainment</b></td><td>●</td><td></td></tr><tr><td><b>Office</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Commercial</b>			<b>Accessory Parking</b>		●	<b>Food and Beverage Service</b>		●	<b>Health Service</b>	●		<b>Indoor Sales and Service</b>		●	<b>Major Indoor Entertainment</b>	●		<b>Minor Indoor Entertainment</b>	●		<b>Office</b>	●		<p><b>Uses</b> permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Commercial</b></td></tr><tr><td><b>Accessory Parking</b></td><td></td><td>●</td></tr><tr><td><b>Food and Beverage Service</b></td><td></td><td>●</td></tr><tr><td><b>Health Service</b></td><td>●</td><td></td></tr><tr><td><b>Indoor Sales and Service</b></td><td></td><td>●</td></tr><tr><td><b>Major Indoor Entertainment</b></td><td>●</td><td></td></tr><tr><td><b>Minor Indoor Entertainment</b></td><td>●</td><td></td></tr><tr><td><b>Office</b></td><td>●</td><td></td></tr><tr><td><b>Outdoor Entertainment</b></td><td>●</td><td></td></tr></table>	Use	Principal	Accessory	<b>Commercial</b>			<b>Accessory Parking</b>		●	<b>Food and Beverage Service</b>		●	<b>Health Service</b>	●		<b>Indoor Sales and Service</b>		●	<b>Major Indoor Entertainment</b>	●		<b>Minor Indoor Entertainment</b>	●		<b>Office</b>	●		<b>Outdoor Entertainment</b>	●		To add outdoor entertainment (amphitheaters, water parks, botanical gardens, etc.) as a permitted use in the Community zone.
Use	Principal	Accessory																																																											
<b>Commercial</b>																																																													
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155.	SECTION 13: Community & Servicing, 13.1 CMTY – Community, <b>13.1.7 Development Regulations</b>	N/A	.3 <b>Vehicle</b> access must be from an abutting <b>Laneway</b> where a <b>Laneway</b> is available. Where no <b>Laneway</b> is available, access shall be from the lower classification of road. One <b>Vehicle</b> access per <b>Site</b> shall be permitted, or as determined by the <b>Director of Planning &amp; Community Services</b> .	To reduce the number of vehicle accesses on streets and on higher classifications of roads to improve safety for pedestrians and cyclists.																																																									
156.	SECTION 13: Community & Servicing, 13.2 UTIL – Utilities, <b>13.2.5 Siting of Buildings</b>	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> , according to the character of the <b>Building</b> or <b>Structure</b> described in the right hand column of the table.	<b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b> .	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																																									
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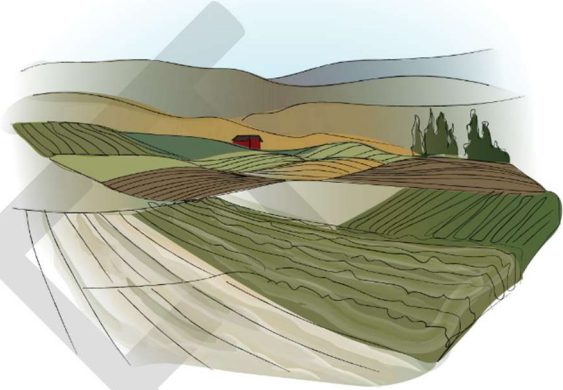


158.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.2 Permitted Uses	<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Commercial</b></td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Minor Indoor Entertainment</td><td>●</td><td></td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td>●</td><td></td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3"><b>Basic Services</b></td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td>●</td><td></td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	<b>Commercial</b>			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment	●		Minor Indoor Entertainment	●		Office		●	Outdoor Entertainment	●		Outdoor Vending		●	Temporary Storage		●	<b>Basic Services</b>			Cemetery	●		Emergency Services	●		Essential Utility		●	Minor Utility Services		●	Transit Facility		●	<p>Uses permitted as <b>Principal</b> or <b>Accessory Uses</b> in this zone are indicated with the symbol ● in the following table and <b>Uses</b> not listed are prohibited.</p> <table><tr><th>Use</th><th>Principal</th><th>Accessory</th></tr><tr><td colspan="3"><b>Commercial</b></td></tr><tr><td>Accessory Parking</td><td></td><td>●</td></tr><tr><td>Campsite</td><td>●</td><td></td></tr><tr><td>Food and Beverage Service</td><td></td><td>●</td></tr><tr><td>Indoor Sales and Service</td><td></td><td>●</td></tr><tr><td>Marina</td><td>●</td><td>●</td></tr><tr><td>Major Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Minor Indoor Entertainment</td><td></td><td>●</td></tr><tr><td>Office</td><td></td><td>●</td></tr><tr><td>Outdoor Entertainment</td><td></td><td>●</td></tr><tr><td>Outdoor Vending</td><td></td><td>●</td></tr><tr><td>Temporary Storage</td><td></td><td>●</td></tr><tr><td colspan="3"><b>Basic Services</b></td></tr><tr><td>Cemetery</td><td>●</td><td></td></tr><tr><td>Emergency Services</td><td></td><td>●</td></tr><tr><td>Essential Utility</td><td></td><td>●</td></tr><tr><td>Minor Utility Services</td><td></td><td>●</td></tr><tr><td>Transit Facility</td><td></td><td>●</td></tr></table>	Use	Principal	Accessory	<b>Commercial</b>			Accessory Parking		●	Campsite	●		Food and Beverage Service		●	Indoor Sales and Service		●	Marina	●	●	Major Indoor Entertainment		●	Minor Indoor Entertainment		●	Office		●	Outdoor Entertainment		●	Outdoor Vending		●	Temporary Storage		●	<b>Basic Services</b>			Cemetery	●		Emergency Services		●	Essential Utility		●	Minor Utility Services		●	Transit Facility		●	To reduce the number of Principal uses permitted in the Parks & Natural Spaces zone to preserve parkland and natural areas.
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159.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.5 Siting of Buildings	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>, according to the character of the <b>Building</b> or <b>Structure</b> described in the right hand column of the table.</p>	<p><b>Buildings</b> and <b>Structures</b> must be sited at least the distance indicated in the following table from an abutting <b>Street, Lot, Laneway</b> or <b>Alley</b>.</p>	To refine the wording of this regulation, as there are no structures identified in the right hand column of the table.																																																																																																																		
160.	SECTION 14: Parks, 14.1 PANS – Parks & Natural Spaces, 14.1.7 Development Regulations	N/A	.2 The maximum <b>Site Coverage</b> is 20%.	To establish a maximum site coverage in the Parks & Natural Spaces zone.																																																																																																																		

<div>161.</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div>	<div>SECTION 16: Overlays and Modifiers</div> <div>The following diagram is provided to illustrate how Overlays and Modifiers described in Section 16.1 and Section 16.2 will be visually shown on specific areas of the zoning map.</div> <div></div> <div>Diagram 16.1 — Overlays and Modifiers</div>	<div>To provide a diagram on how modifiers will be translated into a visual mapping tool.</div>
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**Attachment ‘G’ – Images**

*Proposed Text Amendments to Zoning Bylaw 6000*

No.	Section	Current Image	Proposed Image	Reason for Change
162.	SECTION 8: Agricultural & Rural, <b>8.1 ALR – Agricultural Land Reserve (ALR)</b>			To update image to be more reflective of the purpose of the zone.
163.	SECTION 8: Agricultural & Rural, <b>8.2 AGRL – Agriculture &amp; Rural: Large Block (Non-ALR)</b>			To update image to be more reflective of the purpose of the zone.



164.	SECTION 8: Agricultural & Rural, <b>8.3 AGRS – Agriculture &amp; Rural: Small Block (Non-ALR)</b>			To update image to be more reflective of the purpose of the zone.
165.	SECTION 9: Housing, <b>9.1 MUS – Multi-Unit: Small Scale</b>			To update image to be more reflective of the purpose of the zone.
166.	SECTION 9: Housing, <b>9.2 MUA – Multi-Unit Acreage: Small Scale</b>			To update image to be more reflective of the purpose of the zone.







167.	SECTION 9: Housing, <b>9.3 MHS</b> – <b>Mobile Home Site</b>			To update image to be more reflective of the purpose of the zone.
168.	SECTION 9: Housing, <b>9.4 MUM</b> – <b>Multi-Unit: Medium Scale</b>			To update image to be more reflective of the purpose of the zone.
169.	SECTION 9: Housing, <b>9.5 MSH</b> – <b>Medium Scale Housing</b>			To update image to be more reflective of the purpose of the zone.

170.	SECTION 10: Resort, <b>10.1 RTH – Resort Tourist Housing</b>			To update image to be more reflective of the purpose of the zone.
171.	SECTION 10: Resort, <b>10.2 RCC – Resort Commercial Centre</b>			To update image to be more reflective of the purpose of the zone.
172.	SECTION 11: Commercial Mixed-Use Zones, <b>11.1 CMUN – Commercial Mixed-Use: Neighbourhood</b>	N/A		To provide an image that aligns with the purpose of the zone.



173.	SECTION 11: Commercial Mixed-Use Zones, <b>11.2 CMUB – Commercial Mixed-Use: Business</b>	N/A		To provide an image that aligns with the purpose of the zone.
174.	SECTION 11: Commercial Mixed-Use Zones, <b>11.3 CMUC – Commercial Mixed-Use: Centre</b>	N/A		To provide an image that aligns with the purpose of the zone.
175.	SECTION 12: Industrial, <b>12.1 INDL – Light Industrial</b>	N/A		To provide an image that aligns with the purpose of the zone.

176.	SECTION 12: Industrial, <b>12.2</b> <b>INDA – Airport Industrial</b>	N/A		To provide an image that aligns with the purpose of the zone.
177.	SECTION 13: Community & Servicing, <b>13.1</b> <b>CMTY - Community</b>	N/A		To provide an image that aligns with the purpose of the zone.
178.	SECTION 13: Community & Servicing, <b>13.2</b> <b>UTIL - Utilities</b>	N/A		To provide an image that aligns with the purpose of the zone.

179.	SECTION 14: Parks, <b>14.1 PANS</b> – Parks & Natural Spaces			To update image to be more reflective of the purpose of the zone.
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